Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

6/30 Leonard Crescent, Ascot Vale Vic 3032

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$475,000		&		\$495,000			
Median sale p	rice							
Median price	\$654,500	Pro	perty Type	Unit			Suburb	Ascot Vale
Period - From	01/01/2021	to	31/12/2021		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	9/110 Union Rd ASCOT VALE 3032	\$519,000	12/10/2021
2	2/16a Leonard Cr ASCOT VALE 3032	\$500,000	19/02/2022
3	22/171 Kent St ASCOT VALE 3032	\$480,000	25/09/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

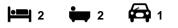
This Statement of Information was prepared on:

16/03/2022 11:32









Property Type: Apartment Agent Comments David Picking 03 8539 3333 0467 353 333 david@woodproperty.com.au

Indicative Selling Price \$475,000 - \$495,000 Median Unit Price Year ending December 2021: \$654,500

Comparable Properties



9/110 Union Rd ASCOT VALE 3032 (REI/VG) Agent Comments



Price: \$519,000 Method: Private Sale Date: 12/10/2021 Property Type: Apartment

2/16a Leonard Cr ASCOT VALE 3032 (REI)

Agent Comments

Agent Comments



Price: \$500,000 Method: Auction Sale Date: 19/02/2022 Property Type: Apartment



22/171 Kent St ASCOT VALE 3032 (REI/VG)



Price: \$480,000 Method: Auction Sale Date: 25/09/2021

Property Type: Apartment

Account - Wood Property | P: 03 8539 3333





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