

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 consumer.vic.gov.au/underquoting

Range between

\$475,000

&

\$495,000

Median sale price

Median price

\$654,500

Property Type

Unit

Suburb

Ascot Vale

Period - From

01/01/2021

to

31/12/2021

Source

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.

	Address 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



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



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

Agent Comments

 2  1  1

Price: \$519,000

Method: Private Sale

Date: 12/10/2021

Property Type: Apartment

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

Agent Comments

 2  1  1

Price: \$500,000

Method: Auction Sale

Date: 19/02/2022

Property Type: Apartment



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

Agent Comments

 2  1  1

Price: \$480,000

Method: Auction Sale

Date: 25/09/2021

Property Type: Apartment