

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

209/26 LEONARD CRESCENT ASCOT VALE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$358,888

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,500

Property type

Unit

Suburb

Ascot Vale

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

Address of comparable property	Price	Date of sale
210/26 LEONARD CRESCENT ASCOT VALE VIC 3032	\$352,500	11-Jan-24

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 6 months.

This Statement of Information was prepared on: 18 May 2024



**210/26 LEONARD CRESCENT
ASCOT VALE VIC 3032**

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Sold Price **\$352,500** Sold Date **11-Jan-24**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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