

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

TH5/54 St Leonards Road, Ascot Vale Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$745,000

Median sale price

Median price

\$538,000

Property Type

Unit

Suburb

Ascot Vale

Period - From

01/10/2019

to

30/09/2020

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 | 6/51 Dover St FLEMINGTON 3031 | \$744,444 | 22/10/2020 |
| 2 | 2/81-85 Wilson St MOONEE PONDS 3039 | \$715,000 | 14/09/2020 |
| 3 | 6/156-160 Ascot Vale Rd FLEMINGTON 3031 | \$685,000 | 11/07/2020 |

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:

02/11/2020 08:36

TH5/54 St Leonards Road, Ascot Vale Vic 3032

 2  2  1

Property Type:

Agent Comments

Indicative Selling Price

\$745,000

Median Unit Price

Year ending September 2020: \$538,000

Comparable Properties



6/51 Dover St FLEMINGTON 3031 (REI)

Agent Comments

 2  1  1

Price: \$744,444

Method: Sold Before Auction

Date: 22/10/2020

Property Type: Townhouse (Res)



2/81-85 Wilson St MOONEE PONDS 3039 (REI) Agent Comments

 2  2  1

Price: \$715,000

Method: Private Sale

Date: 14/09/2020

Property Type: Townhouse (Single)



6/156-160 Ascot Vale Rd FLEMINGTON 3031 (REI)

Agent Comments

 2  2  1

Price: \$685,000

Method: Auction Sale

Date: 11/07/2020

Property Type: Townhouse (Res)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.