

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/12 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

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

*House

*Unit

X

Suburb

Ascot Vale

Period-from

01 Feb 2018

to

31 Jan 2019

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 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

7/12 Leonard Crescent Ascot Vale VIC 3032	\$440,000	17-May-18
202/90 La Scala Avenue Maribyrnong VIC 3032	\$440,000	28-Dec-18
231-245 Harbour Esplanade Docklands VIC 3008	\$490,000	22-Jan-19

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.~~

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7/12 Leonard Crescent Ascot Vale VIC 3032

 2  1  1

Sold Price

\$440,000

Sold Date

17-May-18

Distance

-



202/90 La Scala Avenue Maribyrnong VIC 3032

 2  2  1

Sold Price

Sold Date

28-Dec-18

Distance

1.22km



231-245 Harbour Esplanade Docklands VIC 3008

 2  1  1

Sold Price

\$490,000

Sold Date

22-Jan-19

Distance

4.6km

RS = Recent sale

UN = Undisclosed Sale

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