

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

102/20 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Aug 2023

to

31 Jul 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

301/8 BURROWES STREET ASCOT VALE VIC 3032	\$590,000	08-Apr-24
1/30 LEONARD CRESCENT ASCOT VALE VIC 3032	\$530,000	03-Jul-24
4/12 LEONARD CRESCENT ASCOT VALE VIC 3032	\$520,000	30-May-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: 30 August 2024



**301/8 BURROWES STREET ASCOT
VALE VIC 3032**

2 2 1

Sold Price

\$590,000

Sold Date

08-Apr-24

Distance

0.95km



**1/30 LEONARD CRESCENT ASCOT
VALE VIC 3032**

2 2 1

Sold Price

^{RS} **\$530,000**

Sold Date

03-Jul-24

Distance

0.09km



**4/12 LEONARD CRESCENT ASCOT
VALE VIC 3032**

2 2 1

Sold Price

\$520,000

Sold Date

30-May-24

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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