

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

25/30 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

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Mar 2023

to

29 Feb 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

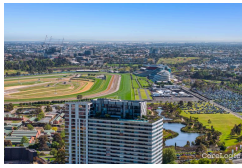
1217/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$355,000	29-Feb-24
1306/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$367,000	25-Jan-24
210/26 LEONARD CRESCENT ASCOT VALE VIC 3032	\$352,500	11-Jan-24

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: 26 March 2024

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**1217/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031** 1  1  1

Sold Price

^{RS} **\$355,000** Sold Date **29-Feb-24**Distance **1.32km****1306/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031** 1  1  1

Sold Price

\$367,000 Sold Date **25-Jan-24**Distance **1.32km****210/26 LEONARD CRESCENT
ASCOT VALE VIC 3032** 1  1  1

Sold Price

\$352,500 Sold Date **11-Jan-24**Distance **0.05km****RS** = Recent sale**UN** = Undisclosed Sale

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