



STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property Address

1/95 St Leonards Road, Ascot Vale VIC 3032

Indicative selling price

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

Range Between

\$530,000

&

\$580,000

Median sale price

Median Price

\$707,500

Unit

X

Suburb:

Ascot Vale

Period From

01 May 2021

to

30 Apr 2022

Source:

Corelogic

Comparable property sales

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.