

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

206/26 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

or range
between

\$610,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Oct 2020

to

30 Sep 2021

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

302/20 Pier Lane Maribyrnong VIC 3032	\$612,500	17-Aug-21
5/135 Union Road Ascot Vale VIC 3032	\$660,000	01-Feb-21
2/11 Leunig Place Footscray VIC 3011	\$667,000	16-Apr-21

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: 07 October 2021



302/20 Pier Lane Maribyrnong VIC 3032

Sold Price

\$612,500

Sold Date

17-Aug-21

2

2

1

Distance

0.57km



5/135 Union Road Ascot Vale VIC 3032

Sold Price

\$660,000

Sold Date

01-Feb-21

2

2

1

Distance

1.35km



2/11 Leunig Place Footscray VIC 3011

Sold Price

\$667,000

Sold Date

16-Apr-21

2

2

1

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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