

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

7/12 Leonard Crescent, Ascot Vale Vic 3032

Indicative selling price

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

Single price \$479,000

Median sale price

Median price \$525,000

House

Unit

X

Suburb Ascot Vale

Period - From 01/10/2016

to

30/09/2017

Source REIV

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
1	48 La Scala Av MARIBYRNONG 3032	\$485,000	03/06/2017
2	6/11 Chifley Dr MARIBYRNONG 3032	\$481,000	23/09/2017
3	12G/20 Pier La MARIBYRNONG 3032	\$475,000	22/04/2017

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.~~



Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$479,000

Median Unit Price
Year ending September 2017: \$525,000

Comparable Properties



48 La Scala Av MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$485,000
Method: Auction Sale
Date: 03/06/2017
Rooms: 5
Property Type: Townhouse (Res)



6/11 Chifley Dr MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$481,000
Method: Auction Sale
Date: 23/09/2017
Rooms: 3
Property Type: Apartment



12G/20 Pier La MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$475,000
Method: Auction Sale
Date: 22/04/2017
Rooms: 4
Property Type: Apartment