

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

8/54 St Leonards Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$690,000 & \$730,000

Median sale price

Median price \$635,250 Property Type Unit Suburb Ascot Vale

Period - From 01/10/2020 to 31/12/2020 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	TH2/54 St Leonards Rd ASCOT VALE 3032	\$745,000	29/01/2021
2	5/8 Scotia St MOONEE PONDS 3039	\$740,000	09/12/2020
3	5/54 St Leonards Rd ASCOT VALE 3032	\$730,000	15/12/2020

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.~~

This Statement of Information was prepared on:

03/03/2021 16:23

8/54 St Leonards Road, Ascot Vale Vic 3032



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Property Type:

Agent Comments

Indicative Selling Price

\$690,000 - \$730,000

Median Unit Price

December quarter 2020: \$635,250

Comparable Properties



TH2/54 St Leonards Rd ASCOT VALE 3032
(REI)

Agent Comments

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Price: \$745,000

Method: Private Sale

Date: 29/01/2021

Property Type: Apartment



5/8 Scotia St MOONEE PONDS 3039 (REI/VG)

Agent Comments

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Price: \$740,000

Method: Sold Before Auction

Date: 09/12/2020

Property Type: Townhouse (Res)



5/54 St Leonards Rd ASCOT VALE 3032
(REI/VG)

Agent Comments

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Price: \$730,000

Method: Private Sale

Date: 15/12/2020

Property Type: Townhouse (Single)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161