## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8/54 St Leonards Road, Ascot Vale Vic 3032

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ting		
Range betweer	\$690,000		&		\$730,000			
Median sale p	rice							
Median price	\$635,250	Pro	operty Type	Unit			Suburb	Ascot Vale
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ade	dress 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







**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)



Price: \$745,000 Method: Private Sale Date: 29/01/2021 Property Type: Apartment Agent Comments

Agent Comments



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



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)



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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.