

Statement of Information

Single residential property located in the

Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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| Address | |
| Including suburb and postcode | 39/30 Leonard Crescent, Ascot Vale, VIC 3032 |

Indicative selling price

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

| | | | |
|-------------|-----------|---|-----------|
| Price Range | \$450,000 | & | \$495,000 |
|-------------|-----------|---|-----------|

Median sale price

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|---------------|------------|---------------|------------|--------|-------------------|
| Median price | \$517,500 | Property Type | House | Suburb | Ascot Vale (3032) |
| Period - From | 04/03/2023 | to | 04/03/2024 | Source | realestate.com.au |

Comparable property sales

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.

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| This Statement of Information was prepared on: | 16/03/2024 |
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