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 | 48 St Leonards Road, Ascot Vale Vic 3032 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Range between | \$1,650,000 | & | \$1,750,000 |
|---------------|-------------|---|-------------|
| - | | | |

Median sale price

| Median price | \$1,370,000 | Pro | perty Type | House | | Suburb | Ascot Vale |
|---------------|-------------|-----|------------|-------|--------|--------|------------|
| Period - From | 01/07/2024 | to | 30/09/2024 | | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|-----------------------------------|-------------|--------------|
| 1 | 62 St Leonards Rd ASCOT VALE 3032 | \$1,651,000 | 27/10/2024 |
| 2 | 35 Robinson St MOONEE PONDS 3039 | \$1,785,000 | 16/07/2024 |
| 3 | 8 Taylor St MOONEE PONDS 3039 | \$1,780,000 | 29/06/2024 |

OR

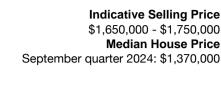
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 04/11/2024 15:20 |
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WHITEFOX

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Property Type: House **Agent Comments**

Comparable Properties



62 St Leonards Rd ASCOT VALE 3032 (REI)

Price: \$1,651,000 Method: Auction Sale Date: 27/10/2024

Property Type: House (Res) Land Size: 351 sqm approx

Agent Comments



35 Robinson St MOONEE PONDS 3039

(REI/VG)

Price: \$1,785,000

Method: Sold Before Auction

Date: 16/07/2024

Property Type: House (Res) Land Size: 408 sqm approx

Agent Comments



8 Taylor St MOONEE PONDS 3039 (REI/VG)

Price: \$1,780,000 Method: Auction Sale Date: 29/06/2024

Property Type: House (Res) Land Size: 166 sqm approx

Agent Comments

Account - Whitefox Real Estate | P: 96459699





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