Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	15/26 Leonard Crescent, 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 \$470,000	&	\$517,000
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Median sale price

Median price	\$613,000	Pro	perty Type U	nit		Suburb	Ascot Vale
Period - From	01/07/2024	to	30/09/2024	So	ource	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

	aress of comparable property	1 1100	Date of Sale
1	115/8 Burrowes St ASCOT VALE 3032	\$506,000	22/08/2024
2	3/16a Leonard Cr ASCOT VALE 3032	\$480,000	20/07/2024
3	7/26 Leonard Cr ASCOT VALE 3032	\$480,000	07/05/2024

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:	01/11/2024 06:56



Date of sale











Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$470,000 - \$517,000 **Median Unit Price** September quarter 2024: \$613,000

Comparable Properties



115/8 Burrowes St ASCOT VALE 3032 (VG)





Agent Comments

Price: \$506,000 Method: Sale Date: 22/08/2024

Property Type: Flat/Unit/Apartment (Res)



3/16a Leonard Cr ASCOT VALE 3032 (REI/VG) Agent Comments





Price: \$480,000 Method: Auction Sale Date: 20/07/2024 Property Type: Unit



7/26 Leonard Cr ASCOT VALE 3032 (REI/VG)

Agent Comments

Price: \$480.000 Method: Private Sale Date: 07/05/2024 Property Type: Unit

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