

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

21/30 LEONARD CRESCENT ASCOT VALE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$380,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

215/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$350,000	21-Dec-24
308/90 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$375,000	04-Mar-25
1613/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$395,000	19-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 19 March 2025



**215/45 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

1 1 1

Sold Price

\$350,000

Sold Date

21-Dec-24

Distance

1.07km



**308/90 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

1 1 1

Sold Price

^{RS} **\$375,000**

Sold Date

04-Mar-25

Distance

1.21km



**1613/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

1 1 1

Sold Price

\$395,000

Sold Date

19-Dec-24

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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