

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

1/22 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

6/26 LEONARD CRESCENT ASCOT VALE VIC 3032	\$608,000	01-Jul-25
3/12 LEONARD CRESCENT ASCOT VALE VIC 3032	\$522,000	07-Feb-25
207/8 BURROWES STREET ASCOT VALE VIC 3032	\$546,500	08-Jul-25

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: 28 July 2025



6/26 LEONARD CRESCENT ASCOT VALE VIC 3032

Sold Price

^{RS} **\$608,000**

Sold Date

01-Jul-25

 2  2  1

Distance

0km



3/12 LEONARD CRESCENT ASCOT VALE VIC 3032

Sold Price

\$522,000

Sold Date

07-Feb-25

 2  2  1

Distance

0.12km



207/8 BURROWES STREET ASCOT VALE VIC 3032

Sold Price

^{RS} **\$546,500**

Sold Date

08-Jul-25

 2  2  1

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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