

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

6/26 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

\$505,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$593,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Jun 2024

to

31 May 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

102/20 LEONARD CRESCENT ASCOT VALE VIC 3032	\$542,500	14-Feb-25
3/12 LEONARD CRESCENT ASCOT VALE VIC 3032	\$522,000	07-Feb-25
6/20 LEONARD CRESCENT ASCOT VALE VIC 3032	\$500,000	01-Apr-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: 16 June 2025



**102/20 LEONARD CRESCENT
ASCOT VALE VIC 3032**

2 - 1

Sold Price

\$542,500

Sold Date

14-Feb-25

Distance

0.04km



**3/12 LEONARD CRESCENT ASCOT
VALE VIC 3032**

2 2 1

Sold Price

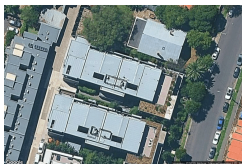
\$522,000

Sold Date

07-Feb-25

Distance

0.12km



**6/20 LEONARD CRESCENT ASCOT
VALE VIC 3032**

2 2 -

Sold Price

\$500,000

Sold Date

01-Apr-25

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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