

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 5/22 Leonard Crescent, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$602,500 Property Type Unit Suburb Ascot Vale

Period - From 18/03/2020 to 17/03/2021 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	Price	Date of sale
1	3/21 Harold St ASCOT VALE 3032	\$600,000	30/12/2020
2	66/2 Newmarket Way FLEMINGTON 3031	\$589,000	06/02/2021
3	104/51 Sandown Rd ASCOT VALE 3032	\$565,000	26/02/2021

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: 18/03/2021 17:09



2 2 1

Property Type: Strata Unit/Flat

[Agent Comments](#)

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

18/03/2020 - 17/03/2021: \$602,500

Comparable Properties



3/21 Harold St ASCOT VALE 3032 (REI/VG)

[Agent Comments](#)

2 2 1

Price: \$600,000

Method: Private Sale

Date: 30/12/2020

Property Type: Unit



66/2 Newmarket Way FLEMINGTON 3031 (REI)

[Agent Comments](#)

2 1 1

Price: \$589,000

Method: Auction Sale

Date: 06/02/2021

Property Type: Apartment



104/51 Sandown Rd ASCOT VALE 3032 (REI)

[Agent Comments](#)

2 1 1

Price: \$565,000

Method: Private Sale

Date: 26/02/2021

Property Type: Apartment