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	2/14a Leonard Crescent, Ascot Vale Vic 3032

Indicative selling price

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

Range between $495,000 & $525,000

Median sale price

Median price $654,500 Property Type Unit Suburb Ascot Vale

Period - From 01/01/2021 to 31/12/2021 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	16/28 Leonard Cr ASCOT VALE 3032	$537,000	02/03/2022
2	5/1 Grandview Av MARIBYRNONG 3032	$520,000	16/03/2022
3	2/16a Leonard Cr ASCOT VALE 3032	$500,000	19/02/2022

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: 01/04/2022 09:22

2/14a Leonard Crescent, Ascot Vale Vic 3032



2 2 1

Property Type: Apartment
Land Size: 0 sqm approx

Agent Comments

Indicative Selling Price
$495,000 - $525,000
Median Unit Price
Year ending December 2021: $654,500

Comparable Properties



16/28 Leonard Cr ASCOT VALE 3032 (REI)

2 2 2

Price: $537,000
Method: Private Sale
Date: 02/03/2022
Rooms: 3
Property Type: Apartment

Agent Comments



5/1 Grandview Av MARIBYRNONG 3032 (REI)

2 1 1

Price: $520,000
Method: Private Sale
Date: 16/03/2022
Property Type: Townhouse (Single)

Agent Comments

2/16a Leonard Cr ASCOT VALE 3032 (REI)

2 1 1

Price: $500,000
Method: Auction Sale
Date: 19/02/2022
Property Type: Apartment

Agent Comments

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