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	7/93 ST LEONARDS ROAD 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	$270,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Ascot Vale
Period-from	01 May 2022	to	30 Apr 2023	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
4/93 ST LEONARDS ROAD ASCOT VALE VIC 3032	$270,000	12-Aug-22
10/93 ST LEONARDS ROAD ASCOT VALE VIC 3032	$270,000	01-Apr-23
12/23 MARIBYRNONG ROAD ASCOT VALE VIC 3032	$280,000	23-May-22

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: 18 May 2023



4/93 ST LEONARDS ROAD ASCOT VALE VIC 3032

1 1 1

Sold Price **$270,000** Sold Date **12-Aug-22**

Distance **0km**



10/93 ST LEONARDS ROAD ASCOT VALE VIC 3032

1 1 1

Sold Price Sold Date **01-Apr-23**

Distance **0km**



12/23 MARIBYRNONG ROAD ASCOT VALE VIC 3032

1 1 1

Sold Price **$280,000** Sold Date **23-May-22**

Distance **0.97km**

RS = Recent sale **UN** = Undisclosed Sale

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