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<br>Including suburb and postcode | 6/93 St Leonards Road, Ascot Vale Vic 3032 |

## Indicative selling price

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

Range between $270,000 & $295,000

## Median sale price

Median price $648,000 Property Type Unit Suburb Ascot Vale

Period - From 01/01/2021 to 31/03/2021 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 | 15/230 Ascot Vale Rd ASCOT VALE 3032 | $282,000 | 15/05/2021 |
| 2 | 7/24 Middle Rd MARIBYRNONG 3032 | $292,500 | 26/04/2021 |
| 3 | 5/133 Park St MOONEE PONDS 3039 | $298,000 | 22/04/2021 |

**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: 24/06/2021 08:59

# 6/93 St Leonards Road, Ascot Vale Vic 3032

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1 1 1

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**
$270,000 - $295,000
**Median Unit Price**
March quarter 2021: $648,000

## Comparable Properties



**15/230 Ascot Vale Rd ASCOT VALE 3032 (REI)** Agent Comments

1 1 1

**Price:** $282,000
**Method:** Auction Sale
**Date:** 15/05/2021
**Property Type:** Flat



**7/24 Middle Rd MARIBYRNONG 3032 (REI/VG)** Agent Comments

1 1 1

**Price:** $292,500
**Method:** Private Sale
**Date:** 26/04/2021
**Property Type:** Apartment



**5/133 Park St MOONEE PONDS 3039 (REI/VG)** Agent Comments

1 1 1

**Price:** $298,000
**Method:** Private Sale
**Date:** 22/04/2021
**Property Type:** Apartment



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.