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 | 7/26 Leonard Crescent, Ascot Vale Vic 3032 |

## Indicative selling price

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

Range between $490,000 & $520,000

## Median sale price

Median price $570,000 Property Type Unit Suburb Ascot Vale

Period - From 01/01/2023 to 31/12/2023 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 | 1504/5 Joseph Rd FOOTSCRAY 3011 | $555,000 | 12/02/2024 |
| 2 | 8/12 Mawbey St KENSINGTON 3031 | $501,000 | 05/02/2024 |
| 3 | 9/1 Langs Rd ASCOT VALE 3032 | $465,000 | 26/01/2024 |

**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: 13/02/2024 16:29

# 7/26 Leonard Crescent, Ascot Vale Vic 3032

Kieran Moloney
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2 2 1

**Rooms:** 3
**Property Type:** Apartment

Agent Comments

Modern apartment offering 2 bed, 2 bath & 1 car.

**Indicative Selling Price**
$490,000 - $520,000
**Median Unit Price**
Year ending December 2023: $570,000

## Comparable Properties



**1504/5 Joseph Rd FOOTSCRAY 3011 (REI)**

2 2 1

**Price:** $555,000
**Method:** Private Sale
**Date:** 12/02/2024
**Property Type:** Apartment

Agent Comments

Located in larger block in Footscray.



**8/12 Mawbey St KENSINGTON 3031 (REI)**

2 1 1

**Price:** $501,000
**Method:** Private Sale
**Date:** 05/02/2024
**Property Type:** Apartment

Agent Comments

Older apartment with only 1 bath.




**9/1 Langs Rd ASCOT VALE 3032 (REI)**

2 2 1

**Price:** $465,000
**Method:** Private Sale
**Date:** 26/01/2024
**Property Type:** Apartment

Agent Comments

Similar size located on a main road.



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