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	16/22 Leonard Crescent, Ascot Vale Vic 3032

Indicative selling price

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

Single price: $495,000

Median sale price

Median price: $567,500 Property Type: Unit Suburb: Ascot Vale

Period - From: 01/10/2023 to: 30/09/2024 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	5/17-19 Ascot Vale Rd FLEMINGTON 3031	$460,000	30/07/2024
2	3/16a Leonard Cr ASCOT VALE 3032	$480,000	20/07/2024
3	7/26 Leonard Cr ASCOT VALE 3032	$480,000	07/05/2024

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: 06/11/2024 15:47

16/22 Leonard Crescent, Ascot Vale Vic 3032

Kieran Moloney
8378 0500
0400 634 565
KieranMoloney@jelliscraig.com.au



2 2 1

Property Type:
Flat/Unit/Apartment (Res)

Indicative Selling Price
$495,000
Median Unit Price
Year ending September 2024: $567,500

Agent Comments

Two bedroom apartment offering 2 bathrooms, stacker car space and storage cupboard.

Comparable Properties



5/17-19 Ascot Vale Rd FLEMINGTON 3031 (REI)

2 1 1

Price: $460,000
Method: Private Sale
Date: 30/07/2024
Property Type: Apartment

Agent Comments

Offering comparable accommodation.



3/16a Leonard Cr ASCOT VALE 3032 (REI/VG)

2 1 1

Price: $480,000
Method: Auction Sale
Date: 20/07/2024
Property Type: Unit

Agent Comments

Offering comparable, located on the same street.



7/26 Leonard Cr ASCOT VALE 3032 (REI/VG)

2 2 1

Price: $480,000
Method: Private Sale
Date: 07/05/2024
Property Type: Unit

Agent Comments

Offering comparable, located on the same street.

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