

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 101/22-26 Leonard Crescent, Ascot Vale Vic 3032

Indicative selling price

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

Single price \$575,000

Median sale price

Median price \$525,000

House

Unit

X

Suburb

Ascot Vale

Period - From 01/04/2017

to

30/06/2017

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	205/60 Edgewater Blvd MARIBYRNONG 3032	\$556,000	17/06/2017
2	2/6 Horizon Dr MARIBYRNONG 3032	\$585,000	03/06/2017
3	110/44 Skyline Dr MARIBYRNONG 3032	\$590,000	14/09/2017

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



205/60 Edgewater Blvd MARIBYRNONG 3032 (REI/VG)



Agent Comments

Comparable accommodation, size and condition. Location is on par just across the river.

Price: \$556,000

Method: Private Sale

Date: 17/06/2017

Rooms: 4

Property Type: Flat/Unit/Apartment (Res)



2/6 Horizon Dr MARIBYRNONG 3032 (REI/VG)



Agent Comments

Slightly older apartment offering an additional car space but overall condition is very comparable.

Price: \$585,000

Method: Auction Sale

Date: 03/06/2017

Rooms: 3

Property Type: Apartment



110/44 Skyline Dr MARIBYRNONG 3032 (REI)



Agent Comments

Slightly larger apartment offering multiple outdoor areas however overall accommodation is comparable. A modern apartment in a somewhat comparable locale.

Price: \$590,000

Method: Auction Sale

Date: 14/09/2017

Rooms: -

Property Type: Apartment