

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

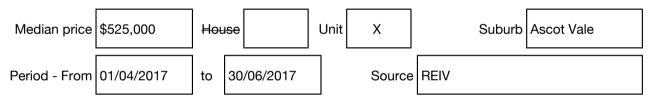
Address Including suburb and postcode 101/22-26 Leonard Crescent, Ascot Vale Vic 3032

Indicative selling price

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

Single price \$575,000

Median sale price



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.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

propertydata

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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.







Rooms: Property Type: Strata Unit/Flat Agent Comments Georgie Maggs 8378 0512 0438 606 067 georgiemaggs@jelliscraig.com.au

> Indicative Selling Price \$575,000 Median Unit Price June quarter 2017: \$525,000

Comparable Properties









Price: \$590,000 Method: Auction Sale Date: 14/09/2017 Rooms: -Property Type: Apartment Slightly larger apartment offering multiple outdoor areas however overall accommodation is comparable. A modern apartment in a somewhat comparable locale.

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