

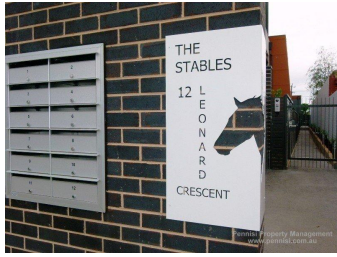
# STATEMENT OF INFORMATION

LEONARD CRESCENT, ASCOT VALE, VIC 3032

PREPARED BY GRANTHAM REAL ESTATE, 2 GRANTHAM STREET BRUNSWICK WEST

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**LEONARD CRESCENT, ASCOT VALE, VIC**



**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$350,000 to \$385,000**

## MEDIAN SALE PRICE



**ASCOT VALE, VIC, 3032**

Suburb Median Sale Price (Unit)

**\$527,500**

01 January 2017 to 31 December 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**11/157 EPSOM RD, ASCOT VALE, VIC 3032**



Sale Price

**\*\$345,000**

Sale Date: 15/01/2018

Distance from Property: 919m



**107/90 LA SCALA AVE, MARIBYRNONG, VIC**



Sale Price

**\*\$365,000**

Sale Date: 03/11/2017

Distance from Property: 1.3km



**10/30 LEONARD CRES, ASCOT VALE, VIC 3032**



Sale Price

**\$400,000**

Sale Date: 19/09/2017

Distance from Property: 170m



This report has been compiled on 01/02/2018 by Grantham Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

LEONARD CRESCENT, ASCOT VALE, VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$350,000 to \$385,000

### Median sale price

Median price \$527,500

House

Unit

X

Suburb

ASCOT VALE

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

### Comparable property sales

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 |
|--|------------|--------------|
| 11/157 EPSOM RD, ASCOT VALE, VIC 3032      | *\$345,000 | 15/01/2018   |
| 107/90 LA SCALA AVE, MARIBYRNONG, VIC 3032 | *\$365,000 | 03/11/2017   |
| 10/30 LEONARD CRES, ASCOT VALE, VIC 3032   | \$400,000  | 19/09/2017   |