

Georgie Maggs 8378 0512 0438 606 067 georgiemaggs@jelliscraig.com.au

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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Address	101/22-26 Leonard Crescent, Ascot Vale Vic 3032
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$639,000

#### Median sale price

Median price	\$525,000	Hou	se	Unit	Х	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

	and the construction of th		
1	101/55 Cumberland Dr MARIBYRNONG 3032	\$642,000	08/04/2017
2	302/55 Cumberland Dr MARIBYRNONG 3032	\$632,500	15/07/2017
3	301/30 La Scala Av MARIBYRNONG 3032	\$585,000	21/03/2017

#### 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.

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Price

Date of sale

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> **Indicative Selling Price** \$639,000 **Median Unit Price** June quarter 2017: \$525,000





Rooms:

Property Type: Strata Unit/Flat

**Agent Comments** 

# Comparable Properties



101/55 Cumberland Dr MARIBYRNONG 3032

(REI/VG) **---** 2



Price: \$642,000 Method: Private Sale Date: 08/04/2017

Rooms: -

Property Type: Apartment

#### Agent Comments

Comparable accommodation and condition. Nearby in location.



302/55 Cumberland Dr MARIBYRNONG 3032

(REI)



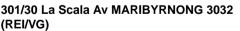
Price: \$632.500 Method: Private Sale Date: 15/07/2017

Rooms: 3

**Property Type:** Apartment

# Agent Comments

Again very comparable in condition and location, however does offer an additional car space.







Price: \$585,000 Method: Private Sale Date: 21/03/2017 Rooms: 3

Property Type: Apartment

#### **Agent Comments**

Very comparable accommodation and floor plan, also offers city views from the balcony. Inferior

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location.

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