

# 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

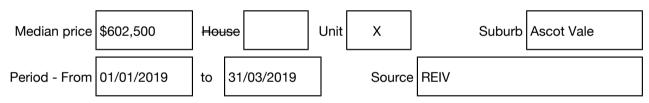
ess 2/26 Leonard Crescent, Ascot Vale Vic 3032 nd de

## Indicative selling price

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

Range between	\$500,000	&	\$550,000	
				1

#### 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.

Ad	dress of comparable property	Price	Date of sale
1	2/1-3 Langs Rd ASCOT VALE 3032	\$515,000	11/05/2019
2	2/14a Leonard Cr ASCOT VALE 3032	\$513,500	30/03/2019
3	29/30 Leonard Cr ASCOT VALE 3032	\$500,000	14/07/2019

#### 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 - Little Real Estate | P: 03 8809 5585 | F: 03 8809 5660

propertydata

#### Generated: 19/07/2019 12:20

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.

