

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

32 Langs Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,180,000

House

X

Suburb

Ascot Vale

Period - From

01/07/2016

to

30/06/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
92 Langs Rd ASCOT VALE 3032	\$950,000	01/07/2017
196 Ascot Vale Rd ASCOT VALE 3032	\$910,000	18/02/2017
49 Ascot St ASCOT VALE 3032	\$906,000	24/06/2017