



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**62 Langs Road,
ASCOT VALE 3032**

House



3 beds



1 baths



4 parking

Indicative selling price

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

**Range from \$850,000 -
\$935,000**

Median sale price

Median **House** for **ASCOT VALE** for period **Mar 2017 - Sep 2017**
Sourced from **Pricefinder**.

\$1,135,000

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 the most comparable to the property for sale.

92 Langs Road , Price **\$950,000** Sold 01 July 2017
Ascot Vale 3032

17 Monash Street , Price **\$1,280,000** Sold 19 June 2017
Ascot Vale 3032

32 Langs Road , Price **\$980,000** Sold 12 August 2017
Ascot Vale 3032

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Contact agents

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