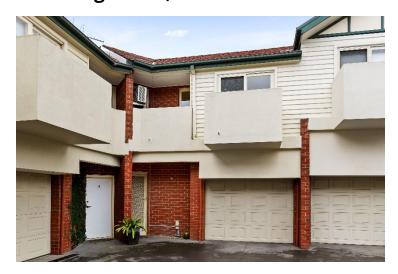
5/28 Langs Road, Ascot Vale Vic 3032



3 Bed 2 Bath 1 Car

Rooms: 5

Property Type: Townhouse

(Single)

Indicative Selling Price \$640,000 -\$690,000 Median House Price

March quarter 2021: \$648,000

Comparable Properties



3/39 Warrs Road, Maribyrnong 3032 (REI/VG)

3 Bed 2 Bath 2 Car Price: \$725,000 Method: Auction Sale Date: 27/02/2021

Property Type: Townhouse (Res)

Agent Comments: Comparable age and finishes, superior

in size and car parking, inferior location



17 Raven Lane, Maribyrnong 3032 (REI/VG)

3 Bed 2 Bath 1 Car Price: \$690,000 Method: Private Sale Date: 11/01/2021

Property Type: Townhouse (Res) **Land Size:** 132 sqm approx

Agent Comments: superior presentation and younger

home. comparable size, inferior location



28/54 Epsom Road, Ascot Vale 3032 (REI)

3 Bed 2 Bath 2 Car Price: \$675,000 Method: Private Sale Date: 08/04/2021

Property Type: Townhouse (Single)

Agent Comments: inferior floor plan and larger complex with high Owners Corp fees. Comparable location and finishes. Inferior outdoor space, with no courtyard

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

| Property offered for sale | | | | | |
|---------------------------|--------------------------------------|--|--|--|--|
| Address | | | | | |
| Including suburb or | 5/28 Langs Road, Ascot Vale Vic 3032 | | | | |
| locality and postcode | | | | | |

Indicative selling price

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

| Range between | \$640,000 | & | \$690,000 | |
|---------------|-----------|---|-----------|--|
| | | | | |

Median sale price

| Median price | \$648,000 | | Unit x | S | Suburb | Ascot \ | Vale | |
|---------------|------------|----|------------|---|--------|---------|------|--|
| Period - From | 01/01/2021 | to | 31/03/2021 | | So | ource | REIV | |

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 |
|-----------------------------------|-----------|--------------|
| 3/39 Warrs Road, MARIBYRNONG 3032 | \$725,000 | 27/02/2021 |
| 17 Raven Lane, MARIBYRNONG 3032 | \$690,000 | 11/01/2021 |
| 28/54 Epsom Road, ASCOT VALE 3032 | \$675,000 | 08/04/2021 |

| This Statement of Information was prepared on: | 13/05/2021 10:38 |
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