

## 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  
locality and postcode

5/28 Langs Road, Ascot Vale Vic 3032

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$648,000 Unit x Suburb Ascot Vale

Period - From 01/01/2021 to 31/03/2021 Source 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:

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