

## 58 Langs Road, Ascot Vale Vic 3032



**2 Bed 1 Bath - Car**

**Property Type:** House

**Land Size:** 167 sqm approx

**Indicative Selling Price**

\$800,000 - \$850,000

**Median House Price**

Year ending December 2022:

\$1,390,000

## Comparable Properties



**63 Dover Street, Flemington 3031 (REI/VG)**

**2 Bed 1 Bath - Car**

**Price:** \$899,000

**Method:** Private Sale

**Date:** 21/11/2022

**Property Type:** House

**Land Size:** 253 sqm approx

**Agent Comments:** Semi-detached brick home, freshly presented. Superior land size of 263sqm approx



**4 Leeds Street, Footscray 3011 (VG)**

**2 Bed 1 Bath - Car**

**Price:** \$880,000

**Method:** Sale

**Date:** 23/11/2022

**Property Type:** House – Attached House N.E.C.

**Land Size:** 186 sqm approx

**Agent Comments:** Single front weatherboard home, fully detached. Some updates completed, slightly larger land size with established garden.



**1 Filson Street, Ascot Vale 3032 (REI/VG)**

**2 Bed 1 Bath - Car**

**Price:** \$875,000

**Method:** Sold Before Auction

**Date:** 11/11/2022

**Property Type:** House (Res)

**Land Size:** 190 sqm approx

**Agent Comments:** Small double fronted property on a corner block, side laneway access. Superior proportions and traditional period home.

## 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

58 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 \$800,000 & \$850,000

#### Median sale price

Median price \$1,390,000 House x Suburb Ascot Vale

Period - From 01/01/2022 to 31/12/2022 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
63 Dover Street, FLEMINGTON 3031	\$899,000	21/11/2022
4 Leeds Street, FOOTSCRAY 3011	\$880,000	23/11/2022
1 Filson Street, ASCOT VALE 3032	\$875,000	11/11/2022

This Statement of Information was prepared on:

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