



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**G07/1-3 Langs Road,  
ASCOT VALE 3032**

House



2 beds



1 baths



1 parking

**Raine & Horne**

### Indicative selling price

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

**Range \$480,000 - \$520,000**

### Median sale price

Median **House** for **ASCOT VALE** for period **Oct 2017 - Nov 2017**

Sourced from **Pricefinder**.

**\$495,000**

### 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.

**5/27 Harold Street,**  
Ascot Vale 3032

Price **\$515,000** Sold 21  
October 2017

**4/44 North Street,**  
Ascot Vale 3032

Price **\$463,000** Sold 06  
November 2017

**6/39 Sandown Road,**  
Ascot Vale 3032

Price **\$551,000** Sold 28  
October 2017

### Additional Information

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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**Raine & Horne**  
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