

## 7B Langs Road, Ascot Vale Vic 3032



**3 Bed 1 Bath 2 Car**

**Property Type:** Townhouse (Res)

**Land Size:** 187m<sup>2</sup> approx

**Indicative Selling Price**

\$780,000 - \$850,000

**Median Unit Price**

June Quarter 2017: \$525,000

## Comparable Properties

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**1/194 Ascot Vale Road, Ascot Vale 3032 (REI)**

**3 Bed 3 Bath 2 Car**

**Price:** \$936,500

**Method:** Sold Before Auction

**Date:** 23/03/2017

**Property Type:** Townhouse (Res)

**Agent Comments:** Extra bathroom, far inferior position



**3/8 Walter Street, Ascot Vale 3032 (REI/VG)**

**2 Bed 2 Bath 1 Car**

**Price:** \$865,000

**Method:** Sold Before Auction

**Date:** 8/03/2017

**Property Type:** Townhouse (single)

**Agent Comments:** Less accommodation/car park, superior position



**8/39 Maribyrnong Road, Ascot Vale 3032 (REI)**

**3 Bed 1 Bath 1 Car**

**Price:** \$762,000

**Method:** Auction Sale

**Date:** 15/07/2017

**Property Type:** Townhouse (Res)

**Agent Comments:** Inferior position on a main road, inferior size internally

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## 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

7B 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 \$780,000 & \$850,000

#### Median sale price

Median price \$525,000

unit X

Suburb or locality Ascot Vale

Period - From 01/04/2017 to 30/06/2017

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
1/194 Ascot Vale Road, Ascot Vale 3032	\$936,000	23/05/2017
3/8 Walter Street, Ascot Vale 3032	\$865,000	08/03/2017
8/39 Maribyrnong Road, Ascot Vale 3032	\$762,000	15/07/2017