

## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR OUTSIDE  
THE MELBOURNE METROPOLITAN AREA.

### SECTIONS 47AF OF ESTATE AGENTS ACT 1980

**PROPERTY OFFERED FOR SALE : 1/1 Langs Rd, 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 Btw \$465,000 - \$495,000

### MEDIAN SALE PRICE

\$541,000 Units in Ascot Vale in Q3 of 2018 | Source REIV

### COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last 6-9 months that the estate agent or agents's representative considers most comparable to the property for sale.

Address of Comparable Property	Price.	Date of Sale
* <b>29/30 Leonard Cres, ASCOT VALE VIC 3032.</b>	<b>\$500,000.</b>	<b>16/07/2019</b>
* <b>3/52 Munro St, ASCOT VALE VIC 3032.</b>	<b>\$467,000.</b>	<b>02/07/2019</b>
* <b>7/20 Pier Lane , MARIBYRNONG 3032.</b>	<b>\$484,000.</b>	<b>15/07/2019</b>

Please contact us for further information regarding this document or visit  
[consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

*Raso Real Estate - 0419003782*

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