

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1A RUPERT STREET, LANG LANG, VIC

3 1 2

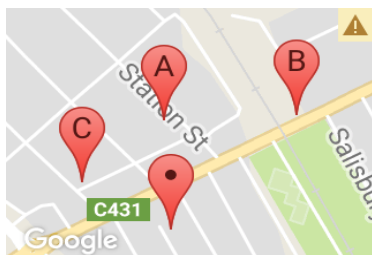
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$405,000**

Provided by: Madeline Mills, One Agency Robert Mure

MEDIAN SALE PRICE



LANG LANG, VIC, 3984

Suburb Median Sale Price (Unit)

\$315,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



5 STATION ST, LANG LANG, VIC 3984

3 2 2

Sale Price

***\$340,000**

Sale Date: 29/05/2017

Distance from Property: 194m



1/51 WESTERNPORT RD, LANG LANG, VIC

2 2 1

Sale Price

***\$325,000**

Sale Date: 26/07/2017

Distance from Property: 288m



2/4 WHITSTABLE ST, LANG LANG, VIC 3984

2 1 -

Sale Price

\$282,500

Sale Date: 24/03/2017

Distance from Property: 166m



This report has been compiled on 23/08/2017 by One Agency Robert Mure. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1A RUPERT STREET, LANG LANG, VIC 3984

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$405,000

Median sale price

Median price

\$315,000

House

X

Unit


Suburb

LANG LANG

Period

01 July 2016 to 30 June 2017

Source



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
5 STATION ST, LANG LANG, VIC 3984	*\$340,000	29/05/2017
1/51 WESTERNPORT RD, LANG LANG, VIC 3984	*\$325,000	26/07/2017
2/4 WHITSTABLE ST, LANG LANG, VIC 3984	\$282,500	24/03/2017