

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

11 CAMBRIDGE STREET LANG LANG VIC 3984

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$693,500

Property type

House

Suburb

Lang Lang

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

13 NELLIE STREET LANG LANG VIC 3984	\$585,000	16-Nov-22
26 STATION STREET LANG LANG VIC 3984	\$596,000	14-Mar-23
6 CAMBRIDGE STREET LANG LANG VIC 3984	\$625,000	10-Apr-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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**13 NELLIE STREET LANG LANG VIC 3984** Sold Price **\$585,000** Sold Date **16-Nov-22**

3 2 2

Distance **0.09km**



**26 STATION STREET LANG LANG VIC 3984** Sold Price <sup>RS</sup> **\$596,000** <sup>UN</sup> Sold Date **14-Mar-23**

2 1 6

Distance **0.25km**



**6 CAMBRIDGE STREET LANG LANG VIC 3984** Sold Price <sup>RS</sup> **\$625,000** <sup>UN</sup> Sold Date **10-Apr-23**

4 1 3

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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