

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

5 Tankerton Street Lang Lang VIC 3984

Indicative selling price

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

Single Price

or range
between

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$267,000

Property type

Land

Suburb

Lang Lang

Period-from

01 Jan 2019

to

31 Dec 2019

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

4 Ridgway Avenue Lang Lang VIC 3984	\$265,000	13-Feb-19
14 Baker Street Lang Lang VIC 3984	\$260,000	04-Mar-19
9 Dante Court Lang Lang VIC 3984	\$260,000	23-Feb-19

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.~~

This Statement of Information was prepared on: 20 January 2020



4 Ridgway Avenue Lang Lang VIC 3984

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Sold Price

\$265,000

Sold Date

13-Feb-19

Distance

0.97km



14 Baker Street Lang Lang VIC 3984

 4  2  2

Sold Price

\$260,000

Sold Date

04-Mar-19

Distance

1.06km



9 Dante Court Lang Lang VIC 3984

 4  2  2

Sold Price

Sold Date

23-Feb-19

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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