

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 2/5 Tresize Court, 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)

Price Range

\$490,000

&

\$539,000

### Median sale price

Median price

\$460,500

Property Type

House

Suburb

Lang Lang (3984)

Period - From

01/04/2022

to

31/03/2023

Source

pricefinder

### Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
361 WESTERNPORT ROAD, LANG LANG VIC 3984	\$555,000	23/01/2023
13 NELLIE STREET, LANG LANG VIC 3984	\$585,000	16/11/2022
31 STATION STREET, LANG LANG VIC 3984	\$630,000	20/10/2022

This Statement of Information was prepared on: 29/05/2023