

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 ANNIE AVENUE 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

\$940,000

&

\$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,250

Property type

House

Suburb

Lang Lang

Period-from

01 Jun 2023

to

31 May 2024

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

3 ANNIE AVENUE LANG LANG VIC 3984	\$1,130,000	20-May-24
32 ROSEBERY STREET LANG LANG VIC 3984	\$955,000	04-Mar-24
23 JAMES STREET LANG LANG VIC 3984	\$1,200,000	05-Apr-24

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: 26 June 2024

AREASPECIALIST

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3 ANNIE AVENUE LANG LANG VIC 3984 Sold Price ^{RS} **\$1,130,000** Sold Date **20-May-24**

4 2 6

Distance **0.03km**



32 ROSEBERY STREET LANG LANG VIC 3984 Sold Price **\$955,000** Sold Date **04-Mar-24**

4 2 4

Distance **0.4km**



23 JAMES STREET LANG LANG VIC 3984 Sold Price **\$1,200,000** Sold Date **05-Apr-24**

4 2 5

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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