

## 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 BAKER STREET LANG LANG VIC 3984

### Indicative selling price

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

Single Price

or range  
between

\$790,000

&

\$835,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Lang Lang

Period-from

01 Aug 2023

to

31 Jul 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

70 LANGLEY BOULEVARD LANG LANG VIC 3984	\$795,000	27-May-24
11 FLINTOFF AVENUE LANG LANG VIC 3984	\$800,000	17-May-24
2 HUDSON AVENUE LANG LANG VIC 3984	\$845,000	22-Mar-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: 06 August 2024

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## 70 LANGLEY BOULEVARD LANG LANG VIC 3984

Sold Price

RS

**\$795,000**

Sold Date

**27-May-24**



4



2



2

Distance

**1.02km**



## 11 FLINTOFF AVENUE LANG LANG VIC 3984

Sold Price

**\$800,000**

Sold Date

**17-May-24**



4



2



2

Distance

**0.21km**



## 2 HUDSON AVENUE LANG LANG VIC 3984

Sold Price

**\$845,000**

Sold Date

**22-Mar-24**



4



2



2

Distance

**0.26km**

RS = Recent sale

UN = Undisclosed Sale

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