

Matthew Dewan

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

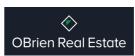
Property offered for sale					
Address Including suburb and postcode	12 Salisbury Street Lang Lang VIC 3984				
Indicative selling price For the meaning of this price	e see consumer.vic.gov	v.au/underquoting (*	Delete single	e price or range a	as applicable)
Single Price	-	or range between	\$480,00	0 &	\$525,000
Median sale price					
(*Delete house or unit as ap	plicable)				
Median Price	\$475,000	*House	*Unit	Suburb	Lang Lang
Period-from	01 May 2018	to 30 Apr 2019	So	urce	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 six months that the					
estate agent or agen	t's representative cons	iders to be most cor	mparable to t	he property for s	sale.
Address of comparable pr	operty		ı	Price	Date of sale
7 Thom Road Lang VIC 3984				\$495,000	04-Mar-19
12 Langley Boulevard Lang Lang VIC 3984				\$504,000	13-Apr-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 six months.

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Sold Price 7 Thom Road Lang Lang VIC 3984

\$495,000 Sold Date 04-Mar-19

Distance 0.32km



12 Langley Boulevard Lang Lang VIC 3984

⇔2

Sold Price

\$504,000 Sold Date 13-Apr-19

4 ⇔ 2 Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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