

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 WESTERNPORT ROAD, LANG LANG,

4 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: 329,000 to 361,000

Provided by: Madeline Mills, One Agency Robert Mure

MEDIAN SALE PRICE



LANG LANG, VIC, 3984

Suburb Median Sale Price (House)

\$365,000

01 April 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



151 MCDONALDS TRK, LANG LANG, VIC 3984

3 1 1

Sale Price

\$340,000

Sale Date: 28/02/2017

Distance from Property: 142m



6 FERNDAL CRT, LANG LANG, VIC 3984

3 1 3

Sale Price

\$370,000

Sale Date: 29/12/2016

Distance from Property: 744m



1 ROSEBERY ST, LANG LANG, VIC 3984

2 1 2

Sale Price

Price Withheld

Sale Date: 22/05/2017

Distance from Property: 171m



This report has been compiled on 26/06/2017 by One Agency Robert Mure. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

20 WESTERNPORT ROAD, LANG LANG, VIC 3984

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

329,000 to 361,000

Median sale price

Median price

\$365,000

House

X

Unit


Suburb

LANG LANG

Period

01 April 2016 to 31 March 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
151 MCDONALDS TRK, LANG LANG, VIC 3984	\$340,000	28/02/2017
6 FERNDAL CRT, LANG LANG, VIC 3984	\$370,000	29/12/2016
1 ROSEBERY ST, LANG LANG, VIC 3984	Price Withheld	22/05/2017