

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

13 NELLIE STREET 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Lang Lang

Period-from

01 Oct 2021

to

30 Sep 2022

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

30 CAMBRIDGE STREET LANG LANG VIC 3984	\$650,000	09-Jun-22
14 RUPERT STREET LANG LANG VIC 3984	\$670,000	07-Jul-22
20 CARNARVON STREET LANG LANG VIC 3984	\$650,000	19-Sep-22

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: 13 October 2022



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30 CAMBRIDGE STREET LANG LANG VIC 3984

3 2 2

Sold Price **\$650,000** Sold Date **09-Jun-22**

Distance **0.14km**



14 RUPERT STREET LANG LANG VIC 3984

3 2 -

Sold Price **\$670,000** Sold Date **07-Jul-22**

Distance **0.4km**



20 CARNARVON STREET LANG LANG VIC 3984

2 1 4

Sold Price ^{RS} **\$650,000** Sold Date **19-Sep-22**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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