

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 LANG PLACE OXLEY VIC 3678

Indicative selling price

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

Single Price

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Oxley

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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




22 BOOKLESS COURT OXLEY VIC 3678	\$1,500,000	16-Mar-22
10 LANG PLACE OXLEY VIC 3678	\$935,000	06-Sep-21
15 OXLEY PLAINS ROAD OXLEY VIC 3678	\$1,270,000	01-Dec-21




OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 09 May 2022

22 BOOKLESS COURT OXLEY VIC 3678	Sold Price	^{RS} \$1,500,000 ^{UN}	Sold Date	16-Mar-22
 4  2  2			Distance	0.85km

10 LANG PLACE OXLEY VIC 3678	Sold Price	\$935,000	Sold Date	06-Sep-21
 2  2  2			Distance	0.15km

15 OXLEY PLAINS ROAD OXLEY VIC 3678	Sold Price	\$1,270,000	Sold Date	01-Dec-21
 4  3  2			Distance	1.09km

RS = Recent sale **UN** = Undisclosed Sale

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