STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 CAMBRIDGE STREET, LANG LANG, VIC 4 ⊕ 1 ⇔ 3







Indicative Selling Price

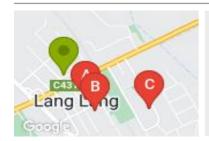
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$650,000 to \$715,000

Provided by: Mo Sarwari , Ray White Narre Warren South

MEDIAN SALE PRICE



LANG LANG, VIC, 3984

Suburb Median Sale Price (House)

01 January 2022 to 31 December 2022

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.



14 RUPERT ST, LANG LANG, VIC 3984







Sale Price

\$670,000

Sale Date: 07/07/2022

Distance from Property: 219m





20 CARNARVON ST, LANG LANG, VIC 3984







Sale Price

\$650,000

Sale Date: 06/09/2022

Distance from Property: 322m





AREASPECIALIST

37 JAMES ST, LANG LANG, VIC 3984







Sale Price

\$707.000

Sale Date: 23/05/2022

Distance from Property: 601m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

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	Address
Including	suburb and
	postcode

6 CAMBRIDGE STREET, LANG LANG, VIC 3984

Indicative selling price

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

Price Range:	\$650,000 to \$715,000

Median sale price

Median price		Property type	House		Suburb	LANG LANG
Period	01 January 2022 to 31 December 2022		Source	pricefinder		

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
14 RUPERT ST, LANG LANG, VIC 3984	\$670,000	07/07/2022
20 CARNARVON ST, LANG LANG, VIC 3984	\$650,000	06/09/2022
37 JAMES ST, LANG LANG, VIC 3984	\$707,000	23/05/2022

This Statement of Information was prepared on:

01/03/2023

