

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

4 LANG LANG WAY MERNDA VIC 3754

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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Mernda

Period-from

01 Aug 2021

to

31 Jul 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

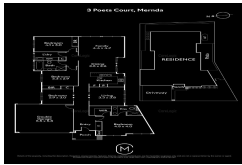
Date of sale

3 POETS COURT MERNDA VIC 3754	\$720,000	05-Apr-22
22 GRATTAN STREET SOUTH MORANG VIC 3752	\$725,000	03-Jun-22
10 TORBRECK AVENUE SOUTH MORANG VIC 3752	\$730,000	19-Mar-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: 01 August 2022



3 POETS COURT MERNDA VIC 3754

 4  2  2

Sold Price **\$720,000** Sold Date **05-Apr-22**

Distance **0.5km**



22 GRATTAN STREET SOUTH MORANG VIC 3752

 4  2  2

Sold Price ^{RS} **\$725,000** Sold Date **03-Jun-22**

Distance **0.51km**



10 TORBRECK AVENUE SOUTH MORANG VIC 3752

 4  2  2

Sold Price **\$730,000** Sold Date **19-Mar-22**

Distance **0.75km**

RS = Recent sale UN = Undisclosed Sale

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