

## 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

7 Annie Avenue Lang Lang VIC 3984

### Indicative selling price

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

Single Price

or range  
between

\$695,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Lang Lang

Period-from

01 Jan 2021

to

31 Dec 2021

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

13 Clarks Road Lang Lang VIC 3984	\$765,000	20-Dec-21
35 Langley Boulevard Lang Lang VIC 3984	\$655,000	02-Aug-21
17 Langley Boulevard Lang Lang VIC 3984	\$810,000	18-Nov-21

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.~~

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## OBrien Real Estate

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**13 Clarks Road Lang Lang VIC 3984** Sold Price <sup>RS</sup> **\$765,000** Sold Date **20-Dec-21**

4 2 2

Distance **0.91km**



**35 Langley Boulevard Lang Lang VIC 3984** Sold Price **\$655,000** Sold Date **02-Aug-21**

4 2 2

Distance **0.3km**



**17 Langley Boulevard Lang Lang VIC 3984** Sold Price <sup>RS</sup> **\$810,000** Sold Date **18-Nov-21**

4 2 2

Distance **0.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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