

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

16 CAMBRIDGE 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

\$295,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$456,500

Property type

Land

Suburb

Lang Lang

Period-from

01 Jun 2022

to

31 May 2023

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

6 STATION STREET LANG LANG VIC 3984	\$350,000	12-Sep-22
7 SALINA STREET LANG LANG VIC 3984	\$370,000	17-Jan-23
11 APPLEFORD GROVE LANG LANG VIC 3984	\$410,000	01-Jul-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: 28 June 2023



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6 STATION STREET LANG LANG VIC 3984

Sold Price

\$350,000

Sold Date

12-Sep-22

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Distance

0.12km



7 SALINA STREET LANG LANG VIC 3984

Sold Price

\$370,000

Sold Date

17-Jan-23

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Distance

0.88km



11 APPLEFORD GROVE LANG LANG VIC 3984

Sold Price

\$410,000

Sold Date

01-Jul-22

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Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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