

## 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

37 JAMES STREET 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Lang Lang

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 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

215 WESTERNPORT ROAD LANG LANG VIC 3984	\$620,000	21-Apr-22
7 TRESIZE COURT LANG LANG VIC 3984	\$710,000	10-Dec-21
1 THOM ROAD LANG LANG VIC 3984	\$630,000	06-Apr-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: 18 May 2022



## OBrien Real Estate

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### 215 WESTERNPORT ROAD LANG LANG VIC 3984

Sold Price

<sup>RS</sup>

**\$620,000**

Sold Date

**21-Apr-22**



3



1



3

Distance

**0.45km**



### 7 TRESIZE COURT LANG LANG VIC 3984

Sold Price

**\$710,000**

Sold Date

**10-Dec-21**



3



3



5

Distance

**0.49km**



### 1 THOM ROAD LANG LANG VIC 3984

Sold Price

<sup>RS</sup>

**\$630,000**

Sold Date

**06-Apr-22**



3



2



2

Distance

**0.51km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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