

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

3 Stedman Way 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

\$305,000.00

Median Sale Price

Median price

\$261,250.00

Property Type

Land

Suburb

Lang Lang

Period-from

10 Jul 2019

to

10 Jul 2020

Source

RPData CoreLogic BSG3

Comparable Property Sales

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
8 Maurice Super Avenue Lang Lang Vic 3984	\$275,000.00	23-Jun-2020
Lot 12 Carrington Way Lang Lang Vic 3984	\$272,000.00	27-Feb-2020
36 Clarks Road Lang Lang Vic 3984	\$270,000.00	24-Feb-2020

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 six months.~~

This Statement of Information was prepared on: 10-Jul-2020