

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

20 Whitstable Street, Lang Lang, Victoria, 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 \$450,000

or range between \$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$475,000

*House



*Unit



Suburb
or locality

Lang Lang

Period - From 08-07-2017

to 08-01-2019

Source Price Finder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

228 MCDONALDS TRACK, LANG LANG, VIC 3984	\$495,000	15/05/2018
33 JAMES STREET, LANG LANG, VIC 3984	\$460,000	01/05/2018
40 WESTERNPORT ROAD, LANG LANG, VIC 3984	\$370,000	09/10/2017

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~