

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

18 STATION 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

or range
between

\$695,000

&

\$764,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$688,500

Property type

House

Suburb

Lang Lang

Period-from

01 May 2022

to

30 Apr 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

3 ALLOWAY STREET LANG LANG VIC 3984	\$795,000	11-Mar-23
13 BAKER STREET LANG LANG VIC 3984	\$770,000	28-Mar-23
48 GIACCO BOULEVARD LANG LANG VIC 3984	\$745,000	05-May-23

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: 17 May 2023



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3 ALLOWAY STREET LANG LANG VIC 3984

Sold Price

^{RS}

\$795,000

Sold Date

11-Mar-23



4



2



2

Distance

0.95km



13 BAKER STREET LANG LANG VIC 3984

Sold Price

\$770,000

Sold Date

28-Mar-23



3



2



3

Distance

1.06km



48 GIACCO BOULEVARD LANG LANG VIC 3984

Sold Price

^{RS}

\$745,000

Sold Date

05-May-23



4



2



2

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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