

## 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

11 Carnarvon 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

\$470,000

&

\$515,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Lang Lang

Period-from

01 Oct 2020

to

30 Sep 2021

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

6-8 Station Street Lang Lang VIC 3984	\$460,000	27-Sep-21
23 Rupert Street Lang Lang VIC 3984	\$479,000	03-Sep-21
7 Cambridge Street Lang Lang VIC 3984	\$555,000	29-Sep-21

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: 21 October 2021



## OBrien Real Estate

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**6-8 Station Street Lang Lang VIC 3984**

3 1 3

Sold Price

<sup>RS</sup> **\$460,000** Sold Date **27-Sep-21**

Distance **0.35km**



**23 Rupert Street Lang Lang VIC 3984**

3 1 1

Sold Price

**\$479,000** Sold Date **03-Sep-21**

Distance **0.2km**



**7 Cambridge Street Lang Lang VIC 3984**

3 2 2

Sold Price

<sup>RS</sup> **\$555,000** Sold Date **29-Sep-21**

Distance **0.29km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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