

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 14 James Street, Lang Lang, VIC 3984

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$680,000

&

\$740,000

Median sale price

Median price

\$680,000

Property Type

House

Suburb

Lang Lang (3984)

Period - From

01/09/2021

to

31/08/2022

Source

Corelogic

Comparable property sales

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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

7 THOM ROAD, LANG LANG VIC 3984

\$745,000

19/04/2022

19 CLARKS ROAD, LANG LANG VIC 3984

\$795,000

02/07/2022

13 TANKERTON STREET, LANG LANG VIC 3984

\$730,000

05/08/2022

This Statement of Information was prepared on: 26/09/2022