

Daniel Gallagher

P 5995 0500 M 0437 744 104

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## Statement of Information

## Single residential property located in the Melbourne metropolitan area

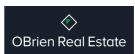
## Sections 47AF of the Estate Agents Act 1980

Property offered for sal	е						
Address Including suburb and postcode	7 Thom Road Lang VIC 3984						
Indicative selling price							
For the meaning of this price	e see consumer.vic	.gov.au	ı/underquoting	(*Delete	single pric	e or range	as applicable)
Single Price			or range between	\$48	\$480,000		\$520,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$475,000	*Ho	ouse X	*Unit		Suburb	Lang Lang
Period-from	01 Feb 2018	to 31 Jan 2019			Source	Corelogic	
Comparable property s  A* These are the three pestate agent or agen  Address of comparable property s	oroperties sold with t's representative c	in two	kilometres of t	ne proper	y for sale	operty for	
5 Ferndale Court Lang Lang VIC 3984					\$5	18,000	24-Oct-18
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.

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5 Ferndale Court Lang Lang VIC

Sold Price

\$518,000 Sold Date 24-Oct-18

Distance

0.99km

3984

**■** 3 ⇔ 4

**RS** = Recent sale UN = Undisclosed Sale

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