



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**12 Station Street,  
LANG LANG 3984**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$330,000 - \$360,000**

### Median sale price

Median **House** for **LANG LANG** for period **Oct 2018 - Sep 2019**

Sourced from **Core Logic**.

**\$480,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**8 Westernport Road,**  
Lang Lang 3984

**Price \$370,000** Sold 14  
December 2018

**151 McDonalds Track,**  
Lang Lang 3984

**Price \$410,000** Sold 27  
August 2019

**379 Westernport Road,**  
Lang Lang 3984

**Price \$420,000** Sold 26 July  
2019

This Statement of Information was prepared on 4th Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Core Logic.

House

1 beds

1 baths

1 parking

**Grant's Estate Agents -  
Pakenham Branch Office**

3/51 John St,  
Pakenham VIC 3810

### Contact agents



**Joanne Tonkin**  
Grant's Estate Agents

03 59 40 2555  
0438 088 623

[joanne.tonkin@grantsea.com.au](mailto:joanne.tonkin@grantsea.com.au)

