

## 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

20 ANNIE AVENUE 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

\$720,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Lang Lang

Period-from

01 Nov 2023

to

31 Oct 2024

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

|   |           |           |
|---|-----------|-----------|
| 50 CLARKS ROAD LANG LANG VIC 3984       | \$725,000 | 29-Oct-24 |
| 5 HUDSON AVENUE LANG LANG VIC 3984      | \$730,000 | 15-Jul-24 |
| 70 LANGLEY BOULEVARD LANG LANG VIC 3984 | \$795,000 | 27-May-24 |

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: 20 November 2024

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**50 CLARKS ROAD LANG LANG VIC 3984** Sold Price

<sup>RS</sup> **\$725,000** Sold Date **29-Oct-24**

4 2 2

Distance **1.07km**



**5 HUDSON AVENUE LANG LANG VIC 3984** Sold Price

**\$730,000** Sold Date **15-Jul-24**

4 2 2

Distance **0.9km**



**70 LANGLEY BOULEVARD LANG LANG VIC 3984** Sold Price

**\$795,000** Sold Date **27-May-24**

4 2 2

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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