

## 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

30 CARRINGTON WAY LANG LANG VIC 3984

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$795,000

&

\$874,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$707,000

Property type

House

Suburb

Lang Lang

Period-from

01 Apr 2022

to

31 Mar 2023

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

3 ALLOWAY STREET LANG LANG VIC 3984	\$795,000	11-Mar-23
8 JAMIESON WAY LANG LANG VIC 3984	-	20-Feb-23

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: 03 April 2023

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**3 ALLOWAY STREET LANG LANG  
VIC 3984**

 4  2  2

Sold Price

<sup>RS</sup> **\$795,000**

Sold Date

**11-Mar-23**

Distance

**0.85km**



**8 JAMIESON WAY LANG LANG VIC  
3984**

 4  2  2

Sold Price

<sup>RS</sup> - <sup>UN</sup>

Sold Date

**20-Feb-23**

Distance

**1.04km**

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

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