

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

5 HUDSON AVENUE LANG LANG VIC 3984

Indicative selling price

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

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

House

Suburb

Lang Lang

Period-from

01 May 2023

to

30 Apr 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

| | | |
|-----------------------------------|-----------|-----------|
| 11 CLARKS ROAD LANG LANG VIC 3984 | \$745,000 | 01-May-24 |
| 27 RODEO DRIVE LANG LANG VIC 3984 | \$695,000 | 19-Jun-23 |
| 2 PIO WAY LANG LANG VIC 3984 | \$735,000 | 05-Apr-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: 22 May 2024

AREASPECIALIST

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11 CLARKS ROAD LANG LANG VIC 3984

Sold Price

^{RS} **\$745,000** Sold Date **01-May-24**

 4  2  2

Distance **0.13km**



27 RODEO DRIVE LANG LANG VIC 3984

Sold Price

^{RS} **\$695,000** Sold Date **19-Jun-23**

 4  2  2

Distance **0.21km**



2 PIO WAY LANG LANG VIC 3984

Sold Price

^{RS} **\$735,000** Sold Date **05-Apr-24**

 4  2  2

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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