

STATEMENT OF INFORMATION

1 CARNARVON STREET, LANG LANG, VIC 3984

PREPARED BY RAY WILKINSON , ALEX SCOTT & STAFF LANG LANG



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 CARNARVON STREET, LANG LANG, VIC  **3**  **-**  **-**

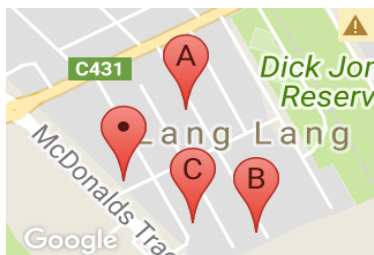
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$285,000 to \$310,000**

Provided by: Ray Wilkinson , Alex Scott & Staff Lang Lang

MEDIAN SALE PRICE



LANG LANG, VIC, 3984

Suburb Median Sale Price (House)

\$313,500

01 January 2018 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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 most comparable to the property for sale.



7 RUPERT ST, LANG LANG, VIC 3984

 **3**  **1**  **1**

Sale Price

\$325,000

Sale Date: 18/03/2016

Distance from Property: 162m



23 RUPERT ST, LANG LANG, VIC 3984

 **2**  **1**  **1**

Sale Price

\$288,000

Sale Date: 27/04/2017

Distance from Property: 234m



18 OLDBURY ST, LANG LANG, VIC 3984

 **2**  **1**  **2**

Sale Price

\$285,000

Sale Date: 07/09/2017

Distance from Property: 136m



This report has been compiled on 10/04/2018 by Alex Scott Korumburra. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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 sale

Address
Including suburb and
postcode

1 CARNARVON STREET, LANG LANG, VIC 3984

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$285,000 to \$310,000

Median sale price

Median price

\$313,500

House

X

Unit


Suburb

LANG LANG

Period

01 January 2018 to 31 March 2018

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7 RUPERT ST, LANG LANG, VIC 3984	\$325,000	18/03/2016
23 RUPERT ST, LANG LANG, VIC 3984	\$288,000	27/04/2017
18 OLDBURY ST, LANG LANG, VIC 3984	\$285,000	07/09/2017