

# 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

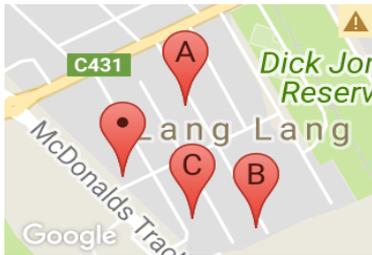
**1 CARNARVON STREET, LANG LANG, VIC**  **3**  **-**  **-**

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Price Range: \$285,000 to \$310,000**

Provided by: Ray Wilkinson, Alex Scott &amp; 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](http://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](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$313,500

House

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