

## 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

2 Alloway 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$295,000

Property type

Land

Suburb

Lang Lang

Period-from

01 Nov 2020

to

31 Oct 2021

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

7 Everitt Close Lang Lang VIC 3984	\$810,000	27-Sep-21
1 Adderley Place Lang Lang VIC 3984	\$810,000	25-Oct-21
178 McDonalds Track Lang Lang VIC 3984	\$760,000	29-Jun-21

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: 18 November 2021

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**PHOTOS COMING  
POST LOCKDOWN**

**Stockdale & Leggo**  
ADVISED BY STOCKDALE & LEGGO  
Do not use this property

**7 Everitt Close Lang Lang VIC 3984** Sold Price <sup>RS</sup> **\$810,000** Sold Date **27-Sep-21**

 4  2  5

Distance **0.67km**



**1 Adderley Place Lang Lang VIC 3984**

Sold Price

Sold Date **25-Oct-21**

 4  2  2

Distance **0.38km**



**178 McDonalds Track Lang Lang VIC 3984**

Sold Price

**\$760,000** Sold Date **29-Jun-21**

 3  2  3

Distance **0.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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