

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

35 Langley Boulevard 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

\$510,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Lang Lang

Period-from

01 Oct 2018

to

30 Sep 2019

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

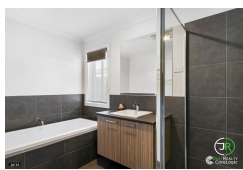
Date of sale

35 Rodeo Drive Lang Lang VIC 3984	\$510,000	21-Aug-19
11 Clarks Road Lang Lang VIC 3984	\$520,000	12-Sep-19
37 Rodeo Drive Lang Lang VIC 3984	\$530,000	06-May-19

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 October 2019



35 Rodeo Drive Lang Lang VIC 3984

 3  2  2

Sold Price

\$510,000

Sold Date

21-Aug-19

Distance

1.03km



11 Clarks Road Lang Lang VIC 3984

 4  2  2

Sold Price

^{RS} **\$520,000**

Sold Date

12-Sep-19

Distance

1.04km



37 Rodeo Drive Lang Lang VIC 3984

 4  2  2

Sold Price

\$530,000

Sold Date

06-May-19

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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