

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

8 Dante Court 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,500

*House

X

*Unit

Suburb

Lang Lang

Period-from

01 May 2018

to

30 Apr 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 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

3 Tresize Court Lang Lang VIC 3984	\$560,000	31-Jan-19
37 Rosebery Street Lang Lang VIC 3984	\$581,400	08-Oct-18
223 McDonalds Track Lang Lang VIC 3984	\$618,000	26-Mar-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 six months.~~

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3 Tresize Court Lang Lang VIC 3984

 3  2  4

Sold Price **\$560,000** Sold Date **31-Jan-19**

Distance **0.28km**



37 Rosebery Street Lang Lang VIC 3984

 4  2  2

Sold Price **\$581,400** Sold Date **08-Oct-18**

Distance **0.51km**



223 McDonalds Track Lang Lang VIC 3984

 4  2  2

Sold Price **\$618,000** Sold Date **26-Mar-19**

Distance **0.7km**

RS = Recent sale UN = Undisclosed Sale

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