

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

9 PAPLEY AVENUE 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

\$675,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Lang Lang

Period-from

01 Dec 2023

to

30 Nov 2024

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

5 ALLOWAY STREET LANG LANG VIC 3984	\$710,000	24-Oct-24
38 LANGLEY BOULEVARD LANG LANG VIC 3984	\$710,000	14-Oct-24
11 RODEO DRIVE LANG LANG VIC 3984	\$705,000	14-Jun-24

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: 04 December 2024



5 ALLOWAY STREET LANG LANG VIC 3984

4 2 2

Sold Price

^{RS}

\$710,000

Sold Date

24-Oct-24

Distance

0.16km



38 LANGLEY BOULEVARD LANG LANG VIC 3984

4 2 2

Sold Price

\$710,000

Sold Date

14-Oct-24

Distance

0.18km



11 RODEO DRIVE LANG LANG VIC 3984

4 2 2

Sold Price

\$705,000

Sold Date

14-Jun-24

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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