

## 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

13 BAKER 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

\$740,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$691,250

Property type

House

Suburb

Lang Lang

Period-from

01 Dec 2021

to

30 Nov 2022

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

58 CLARKS ROAD LANG LANG VIC 3984	\$750,000	04-Nov-22
19 CLARKS ROAD LANG LANG VIC 3984	\$795,000	02-Jul-22

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.

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**58 CLARKS ROAD LANG LANG VIC 3984**

Sold Price

RS

**\$750,000**

Sold Date

**04-Nov-22**


4



2



2

Distance

**0.15km**

**19 CLARKS ROAD LANG LANG VIC 3984**

Sold Price

**\$795,000**

Sold Date

**02-Jul-22**


4



2



2

Distance

**0.29km**

RS = Recent sale

UN = Undisclosed Sale

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