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	15 APPLEFORD GROVE 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	$695,000	&	$764,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$707,500	Property type	House	Suburb	Lang Lang
Period-from	01 Oct 2023	to	30 Sep 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
106 LANGLEY BOULEVARD LANG LANG VIC 3984	$860,000	10-Sep-24
70 LANGLEY BOULEVARD LANG LANG VIC 3984	$795,000	27-May-24
118 LANGLEY BOULEVARD LANG LANG VIC 3984	$710,000	02-May-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.~~

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106 LANGLEY BOULEVARD LANG LANG VIC 3984

4 2 2

Sold Price RS $860,000 Sold Date 10-Sep-24

Distance 0.15km



70 LANGLEY BOULEVARD LANG LANG VIC 3984

4 2 2

Sold Price $795,000 Sold Date 27-May-24

Distance 0.31km



118 LANGLEY BOULEVARD LANG LANG VIC 3984

3 2 2

Sold Price $710,000 Sold Date 02-May-24

Distance 0.23km

RS = Recent sale **UN** = Undisclosed Sale

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