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	5 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	$485,000	&	$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$480,000	Property type	Other	Suburb	Lang Lang
Period-from	01 Sep 2018	to	31 Aug 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
12 Langley Boulevard Lang Lang VIC 3984	$504,000	13-Apr-19
12 Salisbury Street Lang Lang VIC 3984	$495,000	08-Jul-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: 19 September 2019

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12 Langley Boulevard Lang Lang VIC 3984

4 2 2

Sold Price **$504,000** Sold Date **13-Apr-19**

Distance **0.11km**



12 Salisbury Street Lang Lang VIC 3984

4 2 2

Sold Price **$495,000** Sold Date **08-Jul-19**

Distance **0.22km**



37 Rodeo Drive Lang Lang VIC 3984

4 2 2

Sold Price **$530,000** Sold Date **06-May-19**

Distance **0.91km**

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

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