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	120 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	$695,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$693,500	Property type	House	Suburb	Lang Lang
Period-from	01 Apr 2022	to	31 Mar 2023	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
3 ALLOWAY STREET LANG LANG VIC 3984	$795,000	11-Mar-23
13 BAKER STREET LANG LANG VIC 3984	$770,000	28-Mar-23
7 BAKER STREET LANG LANG VIC 3984	$800,000	17-Apr-23

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: 26 April 2023

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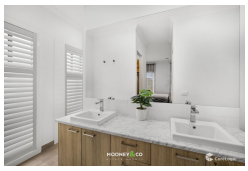


3 ALLOWAY STREET LANG LANG VIC 3984

4 2 2

Sold Price RS $795,000 Sold Date 11-Mar-23

Distance 0.11km



13 BAKER STREET LANG LANG VIC 3984

4 2 3

Sold Price RS $770,000 Sold Date 28-Mar-23

Distance 0.97km



7 BAKER STREET LANG LANG VIC 3984

4 2 3

Sold Price RS $800,000 Sold Date 17-Apr-23

Distance 0.92km

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

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