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	22 EVERITT CLOSE 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	$650,000	&	$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	House	Suburb	Lang Lang
Period-from	01 Aug 2023	to	31 Jul 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
56 ROSEBERY STREET LANG LANG VIC 3984	630000	18-Jul-24
26 RODEO DRIVE LANG LANG VIC 3984	758000	24-Feb-24
11 CLARKS ROAD LANG LANG VIC 3984	745000	01-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.~~

This Statement of Information was prepared on: 01 August 2024

OBrien Real Estate

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56 ROSEBERY STREET LANG LANG VIC 3984

4 2 2

Sold Price RS 630000 Sold Date 18-Jul-24

Distance 0.44km



26 RODEO DRIVE LANG LANG VIC 3984

4 2 2

Sold Price 758000 Sold Date 24-Feb-24

Distance 0.45km

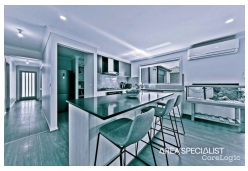


11 CLARKS ROAD LANG LANG VIC 3984

4 2 2

Sold Price RS 745000 Sold Date 01-May-24

Distance 0.64km



118 LANGLEY BOULEVARD LANG LANG VIC 3984

3 2 2

Sold Price 710000 Sold Date 02-May-24

Distance 0.7km

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

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