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	38 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	$685,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$707,500	Property type	House	Suburb	Lang Lang
Period-from	01 Sep 2023	to	31 Aug 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
11 BAKER STREET LANG LANG VIC 3984	$800,000	02-Sep-24
47 CLARKS ROAD LANG LANG VIC 3984	$830,000	16-Aug-24
5 HUDSON AVENUE LANG LANG VIC 3984	$730,000	15-Jul-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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OBrien Real Estate

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11 BAKER STREET LANG LANG VIC 3984

4 2 2

Sold Price RS $800,000 Sold Date 02-Sep-24

Distance 1.19km



47 CLARKS ROAD LANG LANG VIC 3984

4 2 2

Sold Price RS $830,000 Sold Date 16-Aug-24

Distance 1.27km



5 HUDSON AVENUE LANG LANG VIC 3984

4 2 2

Sold Price $730,000 Sold Date 15-Jul-24

Distance 1.11km

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

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