

## 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

9 FLINTOFF AVENUE, LANG LANG VIC 3984

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price  
&

or range  
between

\$420,000

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$707,000

Property type

Other

Suburb

Lang Lang

Period-from

01 Mar 2022

to

28 Feb 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

28 RUPERT STREET LANG LANG VIC 3984	\$450,000	28-Apr-22
11 APPLEFORD GROVE LANG LANG VIC 3984	\$410,000	01-Jul-22
14 LANGLEY BOULEVARD LANG LANG VIC 3984	\$420,000	26-Apr-22

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: 30 March 2023



**28 RUPERT STREET LANG LANG  
VIC 3984**

Sold Price

**\$450,000**

Sold Date

**28-Apr-22**

- - -

Distance

**0.4km**



**11 APPLEFORD GROVE LANG LANG  
VIC 3984**

Sold Price

**\$410,000**

Sold Date

**01-Jul-22**

- - -

Distance

**0.48km**



**14 LANGLEY BOULEVARD LANG  
LANG VIC 3984**

Sold Price

**\$420,000**

Sold Date

**26-Apr-22**

- - -

Distance

**0.95km**

RS = Recent sale

UN = Undisclosed Sale

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