

## 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

lot 4 Rodeo Drive 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

\$300,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$267,000

Property type

Land

Suburb

Lang Lang

Period-from

01 Feb 2019

to

31 Jan 2020

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

45 Langley Boulevard Lang Lang VIC 3984	\$295,000	06-Sep-19
14 Baker Street Lang Lang VIC 3984	\$260,000	04-Mar-19
16 Maurice Super Avenue Lang Lang VIC 3984	\$280,000	07-Sep-18

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: 03 February 2020

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**45 Langley Boulevard Lang Lang  
VIC 3984**

- - -

Sold Price

**\$295,000**

Sold Date

**06-Sep-19**

Distance

**0.94km**



**14 Baker Street Lang Lang VIC  
3984**

4 2 -

Sold Price

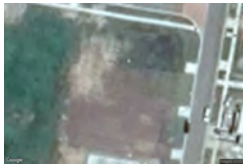
**\$260,000**

Sold Date

**04-Mar-19**

Distance

**0.29km**



**16 Maurice Super Avenue Lang  
Lang VIC 3984**

- - -

Sold Price

**\$280,000**

Sold Date

**07-Sep-18**

Distance

**0.18km**

RS = Recent sale

UN = Undisclosed Sale

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