



# 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 **7 Maurice Super 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 **\$255,000.00**

### Median sale price

Median price **\$267,000.00** Property type **LAND** Suburb **LANG LANG VIC 3984**  
Period - From **1/7/2018** to **30/06/2019** Source **pricefinder.com.au**

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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
1 11 Ridgeway Ave, Lang Lang Vic 3984	\$260,000.00	07/01/2019
2 4 Ridgeway Ave, Lang Lang Vic 3984	\$265,000.00	13/02/2019
3 19 Maurice Super Ave, Lang Lang Vic 3984	\$265,000.00	25/02/2019

This Statement of Information was prepared on: **05/09/2019**