



## **STATEMENT OF INFORMATION**

**Single residential property located within or outside the Melbourne Metropolitan area.**

### **Sections 47 AF of the Estate Agents Act 1980**

**Property Offered For Sale: Lot 111 Langley Boulevard, Lang Lang**

#### **Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between  &

#### **Median sale price**

Median Price  Land ☒ Unit  Suburb

Period  to  Source

#### **Comparable property sales**

##### **A\***

These are 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.

<b>Address of Comparable Properties</b>	<b>Price</b>	<b>Date of Sale</b>
1: LOT 87 LANGLEY PARK ESTATE, LANG LANG	\$269,000	03/05/18
2: LOT 102 LANGLEY PARK ESTATE, LANG LANG	\$249,000	08/05/18
3: LOT 95 LANGLEY PARK ESTATE, LANG LANG	\$299,000	24/05/18

##### **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 six months\*.~~