

## 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

118 LANGLEY BOULEVARD 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

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$646,000

Property type

House

Suburb

Lang Lang

Period-from

01 Feb 2023

to

31 Jan 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

9 ALLOWAY STREET LANG LANG VIC 3984	\$749,000	25-Nov-23
12 ANNIE AVENUE LANG LANG VIC 3984	\$700,000	18-Aug-23
11 ADDERLEY PLACE LANG LANG VIC 3984	\$690,000	25-Sep-23

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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# AREASPECIALIST

Stacey Woodfield

M 0403503524

E staceyw@areaspecialist.com.au



**9 ALLOWAY STREET LANG LANG  
VIC 3984**

Sold Price

**\$749,000**

Sold Date

**25-Nov-23**

 4  2  2

Distance

**0.14km**



**12 ANNIE AVENUE LANG LANG VIC  
3984**

Sold Price

**\$700,000**

Sold Date

**18-Aug-23**

 3  2  2

Distance

**0.04km**



**11 ADDERLEY PLACE LANG LANG  
VIC 3984**

Sold Price

**\$690,000**

Sold Date

**25-Sep-23**

 4  2  2

Distance

**0.53km**

RS = Recent sale

UN = Undisclosed Sale

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