

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

33 ROSEBERY STREET LANG LANG VIC 3984

Indicative selling price

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

Single Price

or range
between

\$695,000

&

\$725,000

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

221 MCDONALDS TRACK LANG LANG VIC 3984	\$745,000	24-Oct-23
9 ALLOWAY STREET LANG LANG VIC 3984	\$749,000	25-Nov-23
38 CLARKS ROAD LANG LANG VIC 3984	\$760,000	07-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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221 MCDONALDS TRACK LANG LANG VIC 3984

Sold Price **\$745,000** Sold Date **24-Oct-23**

3 2 -

Distance **0.25km**



9 ALLOWAY STREET LANG LANG VIC 3984

Sold Price **\$749,000** Sold Date **25-Nov-23**

4 2 2

Distance **0.4km**



38 CLARKS ROAD LANG LANG VIC 3984

Sold Price **\$760,000** Sold Date **07-Sep-23**

4 2 2

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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