

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 3/1 Bendemere Rise, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$540,000 & \$590,000

Median sale price

Median price \$590,109 Property Type Unit Suburb Langwarrin

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 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	3/45 Aqueduct Rd LANGWARRIN 3910	\$595,000	08/03/2024
2	3/99 Cranhaven Rd LANGWARRIN 3910	\$580,100	18/05/2024
3	28/145 Union Rd LANGWARRIN 3910	\$580,000	07/03/2024

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 six months.~~

This Statement of Information was prepared on: 14/06/2024 11:46

Darren Eichenberger

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Indicative Selling Price

\$540,000 - \$590,000

Median Unit Price

March quarter 2024: \$590,109



Property Type:

Agent Comments

Comparable Properties



3/45 Aqueduct Rd LANGWARRIN 3910 (VG)

Agent Comments



Price: \$595,000

Method: Sale

Date: 08/03/2024

Property Type: Flat/Unit/Apartment (Res)



3/99 Cranhaven Rd LANGWARRIN 3910 (REI)

Agent Comments



Price: \$580,100

Method: Private Sale

Date: 18/05/2024

Property Type: Unit

Land Size: 214 sqm approx



28/145 Union Rd LANGWARRIN 3910 (REI)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 07/03/2024

Property Type: Townhouse (Single)

Account - McGrath Langwarrin | P: 03 9775 7500 | F: 03 9775 7009



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