### 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	3/1 Bendemere Rise, Langwarrin Vic 3910
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$540,000	&	\$590,000
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### Median sale price

Median price	\$590,109	Pro	perty Type Uni	t		Suburb	Langwarrin
Period - From	01/01/2024	to	31/03/2024	So	urce	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

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 comparableproperties 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



# McGrath

Darren Eichenberger 9775 7500 0419 874279 darrene@mcgrath.com.au

**Indicative Selling Price** \$540,000 - \$590,000 **Median Unit Price** March quarter 2024: \$590,109





# Comparable Properties







Price: \$595,000 Method: Sale Date: 08/03/2024

Property Type: Flat/Unit/Apartment (Res)





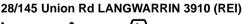
3/99 Cranhaven Rd LANGWARRIN 3910 (REI)







Price: \$580,100 Method: Private Sale Date: 18/05/2024 Property Type: Unit Land Size: 214 sqm approx Agent Comments









Price: \$580.000 Method: Private Sale Date: 07/03/2024

Property Type: Townhouse (Single)

Agent Comments

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



