

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

\$520,000

&

\$570,000

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	3/99 Cranhaven Rd LANGWARRIN 3910	\$580,100	18/05/2024
2	155 Centre Rd LANGWARRIN 3910	\$569,039	16/05/2024
3	3 Glendale CI LANGWARRIN 3910	\$560,000	07/02/2024

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:

10/07/2024 14:36

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Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

March quarter 2024: \$590,109



Property Type:

Agent Comments

Comparable Properties



3/99 Cranhaven Rd LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$580,100

Method: Private Sale

Date: 18/05/2024

Property Type: Unit

Land Size: 214 sqm approx



155 Centre Rd LANGWARRIN 3910 (REI)

Agent Comments



Price: \$569,039

Method: Private Sale

Date: 16/05/2024

Property Type: House

Land Size: 293 sqm approx



3 Glendale CI LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 07/02/2024

Property Type: Unit

Land Size: 177 sqm approx

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