

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 Bendemere Rise Langwarrin VIC 3910

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

\$785,000

&

\$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,000

Property type

House

Suburb

Langwarrin

Period-from

01 Apr 2019

to

31 Mar 2020

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

4 Tisdall Drive Langwarrin VIC 3910	\$820,000	28-Oct-19
27 Aqueduct Road Langwarrin VIC 3910	\$826,500	04-Mar-20
16 Aqueduct Road Langwarrin VIC 3910	\$825,000	19-Dec-19

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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4 Tisdall Drive Langwarrin VIC 3910 Sold Price **\$820,000** Sold Date **28-Oct-19**

4 2 2

Distance **1.16km**



27 Aqueduct Road Langwarrin VIC 3910 Sold Price **\$826,500** Sold Date **04-Mar-20**

4 2 2

Distance **1.4km**



16 Aqueduct Road Langwarrin VIC 3910 Sold Price **\$825,000** Sold Date **19-Dec-19**

4 2 2

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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