

## 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](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$870,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Langwarrin

Period-from

01 Feb 2022

to

31 Jan 2023

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

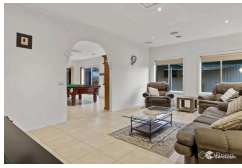
Date of sale

1 SERRA CLOSE LANGWARRIN VIC 3910	\$951,000	17-Oct-22
2 HUNTINGTOWER CRESCENT LANGWARRIN VIC 3910	\$900,000	11-Jan-23
3 HUNTINGTOWER CRESCENT LANGWARRIN VIC 3910	\$950,000	11-Dec-22

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.~~

This Statement of Information was prepared on: 13 February 2023


**1 SERRA CLOSE LANGWARRIN VIC 3910**

Sold Price

**\$951,000**

Sold Date

**17-Oct-22**
 3
  2
  5

Distance

**0.74km**

**2 HUNTINGTOWER CRESCENT LANGWARRIN VIC 3910**

Sold Price

<sup>RS</sup> **\$900,000**

Sold Date

**11-Jan-23**
 4
  2
  3

Distance

**0.29km**

**3 HUNTINGTOWER CRESCENT LANGWARRIN VIC 3910**

Sold Price

**\$950,000**

Sold Date

**11-Dec-22**
 4
  2
  8

Distance

**0.27km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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