

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

9 Beckenham Place, Langwarrin Vic 3910

Indicative selling price

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

Range between

\$750,000

&

\$805,000

Median sale price

Median price

\$865,000

Property Type

House

Suburb

Langwarrin

Period - From

01/07/2021

to

30/09/2021

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	4 Carisbrook Ct LANGWARRIN 3910	\$815,000	23/09/2021
2	5 Rubida Dr LANGWARRIN 3910	\$781,000	11/10/2021
3	2 Kate Ct LANGWARRIN 3910	\$760,000	08/09/2021

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:

29/11/2021 09:27



3 2 2

Property Type: House

Land Size: 734 sqm approx

Agent Comments

Comparable Properties



4 Carisbrook Ct LANGWARRIN 3910 (REI/VG)

Agent Comments

3 2 2

Price: \$815,000

Method: Private Sale

Date: 23/09/2021

Property Type: House

Land Size: 688 sqm approx



5 Rubida Dr LANGWARRIN 3910 (REI/VG)

Agent Comments

3 2 2

Price: \$781,000

Method: Private Sale

Date: 11/10/2021

Property Type: House

Land Size: 675 sqm approx



2 Kate Ct LANGWARRIN 3910 (REI/VG)

Agent Comments

3 2 2

Price: \$760,000

Method: Private Sale

Date: 08/09/2021

Property Type: House

Land Size: 645 sqm approx