

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

5 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

\$899,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Langwarrin

Period-from

01 Mar 2022

to

28 Feb 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

2 HUNTINGTOWER CRESCENT LANGWARRIN VIC 3910	\$900,000	11-Jan-23
3 HUNTINGTOWER CRESCENT LANGWARRIN VIC 3910	\$950,000	11-Dec-22
51 NORTHGATEWAY LANGWARRIN VIC 3910	\$880,000	11-Nov-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.~~

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OBrien Real Estate

Mark Stott

P 8738 7228

M 0402047116

E mark.stott@obrienrealestate.com.au



2 HUNTINGTOWER CRESCENT LANGWARRIN VIC 3910

4 2 3

Sold Price

^{RS}

\$900,000

Sold Date

11-Jan-23

Distance

0.26km



3 HUNTINGTOWER CRESCENT LANGWARRIN VIC 3910

4 2 8

Sold Price

\$950,000

Sold Date

11-Dec-22

Distance

0.24km

In partnership with

**NATIONAL
PROPERTY BUYERS**
BUYER & VENDOR ADVOCATES

51 NORTHGATEWAY LANGWARRIN VIC 3910

4 2 2

Sold Price

\$880,000

Sold Date

11-Nov-22

Distance

0.88km

0800 500 000 nationalpropertybuyers.com.au

RS = Recent sale

UN = Undisclosed Sale

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