



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 11 Bendemere Rise, LANGWARRIN 3910

House

4 beds

2 baths

2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$710,000 - \$780,000**

### Median sale price

Median **House** for **LANGWARRIN** for period **Sep 2018 - Sep 2019**  
Sourced from **REIV...**

**\$622,000**

### Comparable property sales

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 the most comparable to the property for sale.

<b>1 Serenity Drive,</b> Langwarrin 3910	Price <b>\$780,000</b> Sold 07 May 2019
<b>10 Peninsula Crescent,</b> Langwarrin 3910	Price <b>\$745,000</b> Sold 30 May 2019
<b>33 Cedar Street,</b> Langwarrin 3910	Price <b>\$725,000</b> Sold 12 August 2019

This Statement of Information was prepared on 4th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV...

### Stockdale & Leggo Langwarrin

Shop 8, The Gateway 230  
Cranbourne Frankston Rd,  
Langwarrin VIC 3910

### Contact agents



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**Stockdale  
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