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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

5 Bendemere Rise Langwarrin VIC 3910

3 2 2

### Indicative Selling Price

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

Range between \$650,000 & \$715,000

### Median Sale Price

\$635,000 Houses in Langwarrin between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**7 Mathew Court Langwarrin VIC 3910**

3 2 2

Sold Price <sup>RS</sup> **\$660,000** <sup>UN</sup> Sold Date **31-Jan-19**

Distance **0.37km**



**49 Jackson Drive Langwarrin VIC 3910**

4 2 -

Sold Price **\$660,000** Sold Date **12-Sep-17**

Distance **0.38km**



**11 Carisbrook Court Langwarrin VIC 3910**

4 2 2

Sold Price **\$696,000** Sold Date **26-Apr-18**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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