Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

16 MASTER	WAY	BANNOCK	BURN	VIC 3331
	**/ \ 1	D/ 1110011		10 0001

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee		&	\$1,375,000
Median sale price (*Delete house or unit as app	plicable)				
Median Price	\$722,500	Property type	House	Suburb	Bannockburn

31 Mar 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Apr 2023

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale	
23 WARWICK WAY BANNOCKBURN VIC 3331	\$1,550,000	24-May-23	
72 DANN ROAD BANNOCKBURN VIC 3331	\$1,330,000	03-Feb-23	
245 GLEN AVON DRIVE BANNOCKBURN VIC 3331	\$1,305,000	30-Jan-24	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 14 April 2024



Corelogic

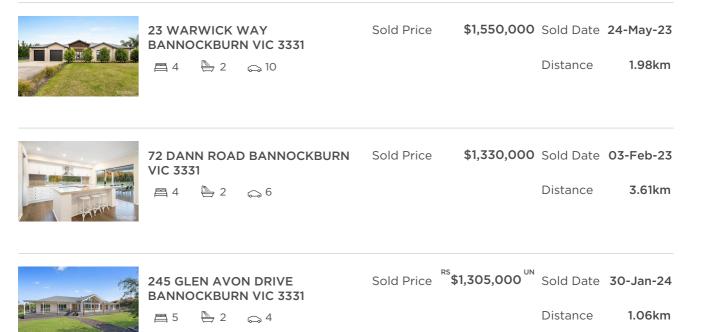
consumer.vic.gov.au

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RS = Recent sale UN = Undisclosed Sale

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