

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 CULLEN COURT, BANNOCKBURN, VIC  4  2  6

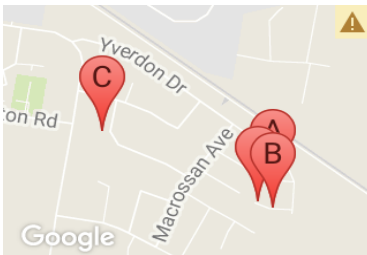
Indicative Selling Price

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

Price Range: \$665,000 to \$695,000

Provided by: Paul Rossiter, Hocking Stuart Geelong

MEDIAN SALE PRICE



BANNOCKBURN, VIC, 3331

Suburb Median Sale Price (House)

\$420,000

01 July 2016 to 30 June 2017

Provided by:  pricfinder

COMPARABLE PROPERTIES

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.



15 GURNEY CL, BANNOCKBURN, VIC 3331  4  2  2

Sale Price

Price Withheld

Sale Date: 10/07/2017

Distance from Property: 158m



14 CULLEN CRT, BANNOCKBURN, VIC 3331  4  2  5

Sale Price

Price Withheld

Sale Date: 20/03/2017

Distance from Property: 107m



22 MIDDLETON DR, BANNOCKBURN, VIC  5  2  4

Sale Price

***\$675,000**

Sale Date: 19/05/2017

Distance from Property: 1.1km



This report has been compiled on 18/07/2017 by Hocking Stuart Geelong. Property Data Solutions Pty Ltd 2017 - www.pricfinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24 CULLEN COURT, BANNOCKBURN, VIC 3331

Indicative selling price

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

Price Range:

\$665,000 to \$695,000

Median sale price

Median price

\$420,000

House

X

Unit


Suburb

BANNOCKBURN

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
15 GURNEY CL, BANNOCKBURN, VIC 3331	Price Withheld	10/07/2017
14 CULLEN CRT, BANNOCKBURN, VIC 3331	Price Withheld	20/03/2017
22 MIDDLETON DR, BANNOCKBURN, VIC 3331	*\$675,000	19/05/2017