

# STATEMENT OF INFORMATION

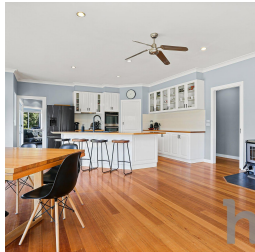
4 LAFFAN COURT, BANNOCKBURN, VIC 3331

PREPARED BY HARRISON MARKS, HAYESWINCKLE, PHONE: 0408 570 163



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 4 LAFFAN COURT, BANNOCKBURN, VIC

4 bedrooms, 2 bathrooms, 10 parking spaces

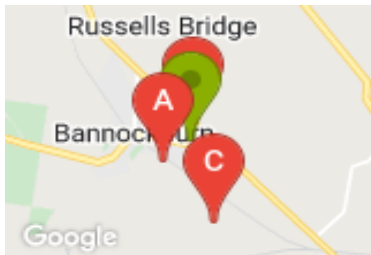
#### Indicative Selling Price

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

Price Range: **\$1,100,000 to \$1,200,000**

Provided by: Harrison Marks, Hayeswinckle

## MEDIAN SALE PRICE



### BANNOCKBURN, VIC, 3331

Suburb Median Sale Price (House)

**\$711,825**

01 January 2021 to 31 December 2021

Provided by: **pricefinder**

## 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.



### 5 YVERDON DR, BANNOCKBURN, VIC 3331

4 bedrooms, 2 bathrooms, 3 parking spaces

Sale Price

**\*\$1,100,000**

Sale Date: 07/02/2022

Distance from Property: 940m



### 56 INVERLOCHY DR, BANNOCKBURN, VIC

4 bedrooms, 2 bathrooms, 8 parking spaces

Sale Price

**\$1,120,000**

Sale Date: 10/11/2021

Distance from Property: 441m



### 170 GLEN AVON DR, BANNOCKBURN, VIC

4 bedrooms, 2 bathrooms, 4 parking spaces

Sale Price

**\$1,275,000**

Sale Date: 01/11/2021

Distance from Property: 2.4km



This report has been compiled on 28/03/2022 by Hayeswinckle. Property Data Solutions Pty Ltd 2022 - [www.pricefinder.com.au](http://www.pricefinder.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

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

4 LAFFAN COURT, BANNOCKBURN, VIC 3331

### Indicative selling price

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

Price Range:

\$1,100,000 to \$1,200,000

### Median sale price

Median price

\$711,825

Property type

House

Suburb

BANNOCKBURN

Period

01 January 2021 to 31 December 2021

Source

pricfinder

### 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

5 YVERDON DR, BANNOCKBURN, VIC 3331	*\$1,100,000	07/02/2022
56 INVERLOCHY DR, BANNOCKBURN, VIC 3331	\$1,120,000	10/11/2021
170 GLEN AVON DR, BANNOCKBURN, VIC 3331	\$1,275,000	01/11/2021

This Statement of Information was prepared on:

28/03/2022