

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

52 Gwendoline Court Bannockburn VIC 3331

Indicative selling price

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

Single Price

\$429,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Land

Suburb

Bannockburn

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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

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.

Address of comparable property

Price

Date of sale

69 Yverdon Drive Bannockburn VIC 3331	\$429,000	12-Feb-21
15 Master Way Bannockburn VIC 3331	\$425,000	22-Nov-20
24 Avoca Court Bannockburn VIC 3331	\$454,000	16-Jun-20

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.~~

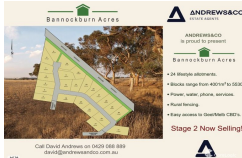
This Statement of Information was prepared on: 29 April 2021



69 Yverdon Drive Bannockburn VIC 3331 Sold Price ^{RS} **\$429,000** Sold Date **12-Feb-21**

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Distance **2.63km**



15 Master Way Bannockburn VIC 3331 Sold Price **\$425,000** Sold Date **22-Nov-20**

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Distance **3.23km**



24 Avoca Court Bannockburn VIC 3331 Sold Price **\$454,000** Sold Date **16-Jun-20**

 4  2  -

Distance **3.94km**

RS = Recent sale

UN = Undisclosed Sale

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