



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 45 Scotland Court, BANNOCKBURN 3331

### Indicative selling price

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

**Range \$399,000 - \$429,000**

### Median sale price

Median **House** for **BANNOCKBURN** for period **Mar 2019 - Mar 2019**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$500,000**

### 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 the most comparable to the property for sale.

**41 Geelong Road,**  
Bannockburn 3331

**Price \$440,000** Sold 11  
February 2019

**216 Glenavon Drive,**  
Bannockburn 3331

**Price \$440,000** Sold 09  
August 2018

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

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

House

**Stockdale & Leggo**

**Stockdale & Leggo**  
**Bannockburn**

4 High Street,  
Bannockburn VIC 3331

### Contact agents



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**Stockdale**  
**& Leggo**