

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

10A Levy Road 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

\$649,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

House

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

35 High Street Bannockburn VIC 3331	\$585,000	15-Jun-20
4 Kintyre Court Bannockburn VIC 3331	\$635,000	27-Mar-20
13 Burns Street Bannockburn VIC 3331	\$688,000	08-Jan-21

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: 13 April 2021



35 High Street Bannockburn VIC 3331

3 2 4

Sold Price \$585,000 Sold Date 15-Jun-20

Distance 0.54km



4 Kintyre Court Bannockburn VIC 3331

3 2 2

Sold Price \$635,000 Sold Date 27-Mar-20

Distance 0.54km



13 Burns Street Bannockburn VIC 3331

2 - -

Sold Price \$688,000 Sold Date 08-Jan-21

Distance 0.8km

RS = Recent sale

UN = Undisclosed Sale

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