



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**24 Macrossan Ave,  
BANNOCKBURN 3331**

### Indicative selling price

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

**Range \$749,000 - \$769,000**

### Median sale price

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

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

**\$570,000**

### 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.

**18 Jackson Court,**  
Bannockburn 3331

Price **\$817,000** Sold 01 June  
2019

**19 The Grange ,**  
Bannockburn 3331

Price **\$785,000** Sold 22  
March 2019

**126 Lowndes Road,**  
Bannockburn 3331

Price **\$745,000** Sold 13  
December 2018

This Statement of Information was prepared on 30th Oct 2019

### 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



4 beds



2 baths



2 parking

**Stockdale & Leggo  
Bannockburn**

4 High Street,  
Bannockburn VIC 3331

### Contact agents



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**Stockdale  
& Leggo**