

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

30 WILLOWBRAE WAY 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

or range
between

\$739,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$496,000

Property type

Land

Suburb

Bannockburn

Period-from

01 Aug 2021

to

31 Jul 2022

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

32 WILLOWBRAE WAY BANNOCKBURN VIC 3331	\$720,000	26-May-21
19 MCKENNA STREET BANNOCKBURN VIC 3331	\$800,000	23-Jul-22
2 LEO COURT BANNOCKBURN VIC 3331	\$710,000	18-May-22

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: 24 August 2022

**32 WILLOWBRAE WAY
BANNOCKBURN VIC 3331**

4 2 2

Sold Price **\$720,000** Sold Date **26-May-21**Distance **0.02km****19 MCKENNA STREET
BANNOCKBURN VIC 3331**

4 2 2

Sold Price ^{RS} **\$800,000** Sold Date **23-Jul-22**Distance **0.93km****2 LEO COURT BANNOCKBURN VIC
3331**

4 2 2

Sold Price **\$710,000** Sold Date **18-May-22**Distance **1.1km****RS** = Recent sale**UN** = Undisclosed Sale

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