Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

		27 Le M	laitre D	rive, Bannock	kburn, VIC	3331				
ndicative se	elling pr	ice								
or the meaning	of this pri	ice see d	consum	ner.vic.gov.au	/underquo	ing				
Single price		\$525,000		or ran	ge betwee	\$		&	\$	
Median sale	price									
Median price	\$801,750		Property ty	pe House	louse		Bannockburn, VIC, 3331			
Period - From	June 202	24	to I	May 2025	Sourc	e Realestate	com.au	<u> </u>	<u> </u>	

Comparable property sales

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
1. 19 Woody Court, Bannockburn, VIC, 3331	\$555,000	08/10/2025
2. 284A Glen Avon Drive, Bannockburn, VIC, 3331	\$510,000	14/05/2025
3. 68 Inverlochy Drive, Bannockburn, VIC, 3331	\$520,000	10/02/2025

This Statement of Information was prepared on:	27/10/2025
--	------------

