

## 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

8 WILLOWBRAE WAY BANNOCKBURN VIC 3331

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$669,000

&

\$719,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Bannockburn

Period-from

01 Mar 2024

to

28 Feb 2025

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

45 MOREILLON BOULEVARDE BANNOCKBURN VIC 3331

\$700,000

05-Feb-25

9 HOOPER LINK BANNOCKBURN VIC 3331

\$750,000

09-Jan-25

16 SHERRY COURT BANNOCKBURN VIC 3331

\$655,000

14-Mar-25

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: 25 March 2025



## 45 MOREILLON BOULEVARDE BANNOCKBURN VIC 3331

3 2 2

Sold Price

<sup>RS</sup> **\$700,000**

Sold Date

**05-Feb-25**

Distance

**0.82km**



## 9 HOOPER LINK BANNOCKBURN VIC 3331

3 2 2

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date

**09-Jan-25**

Distance

**2.51km**



## 16 SHERRY COURT BANNOCKBURN VIC 3331

3 2 2

Sold Price

<sup>RS</sup> **\$655,000**

Sold Date

**14-Mar-25**

Distance

**2.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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