

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

23 GILES DRIVE 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

\$895,000

&

\$955,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Bannockburn

Period-from

01 Dec 2022

to

30 Nov 2023

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

15 LUCIEN PLACE BANNOCKBURN VIC 3331	\$1,180,000	16-Mar-23
72 DANN ROAD BANNOCKBURN VIC 3331	\$1,330,000	03-Feb-23
17 SINDARIN COURT BANNOCKBURN VIC 3331	\$1,265,000	14-Nov-23

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: 04 December 2023



**15 LUCIEN PLACE BANNOCKBURN
VIC 3331**

 4  2  6

Sold Price

\$1,180,000

Sold Date

16-Mar-23

Distance

3.12km



**72 DANN ROAD BANNOCKBURN
VIC 3331**

 4  2  6

Sold Price

\$1,330,000

Sold Date

03-Feb-23

Distance

2.25km



**17 SINDARIN COURT
BANNOCKBURN VIC 3331**

 4  2  6

Sold Price

^{RS} **\$1,265,000**

Sold Date

14-Nov-23

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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