

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

29 Munro Mews, Bannockburn, VIC 3331

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$499,000 & \$539,000

Median sale price

Median price \$ Property type Suburb

Period - From to Source

Comparable property sales

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 eighteen months.

Address of comparable property	Price	Date of sale
1 293 Glen Avon Drive Bannockburn Vic 3331	\$555,000	2024-06-20
2 24 Middleton Drive Bannockburn Vic 3331	\$470,000	2024-02-08
3 118 Clyde Road, Bannockburn VIC 3331	\$542,500	2024-02-07

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section

This Statement of Information was prepared on:

