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	2B MOORE STREET 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	$205,000	&	$225,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$509,000	Property type	Land	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.~~

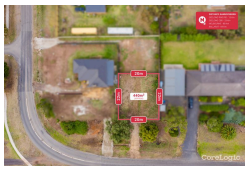
Address of comparable property	Price	Date of sale
1B MCPHILLIPS ROAD BANNOCKBURN VIC 3331	$245,000	28-Oct-24
8 POPE STREET BANNOCKBURN VIC 3331	$275,000	01-Dec-23

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: 24 March 2025

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1B MCPHILLIPS ROAD BANNOCKBURN VIC 3331

- - -

Sold Price **$245,000** Sold Date **28-Oct-24**

Distance **0.02km**



8 POPE STREET BANNOCKBURN VIC 3331

- - -

Sold Price **$275,000** Sold Date **01-Dec-23**

Distance **0.39km**

RS = Recent sale **UN** = Undisclosed Sale

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