

## 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 32 Broadhead 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)

Price Range

\$235,000

&

\$255,000

### Median sale price

Median price

\$530,000

Property Type

Vacant Land

Suburb

Bannockburn (3331)

Period - From

01/05/2019

to

30/04/2020

Source

Corelogic

### 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
12 FARRELL STREET, BANNOCKBURN VIC 3331	\$230,000	15/08/2019
24 MOWBRAY WAY, BANNOCKBURN VIC 3331	\$231,000	26/08/2019
30 MOWBRAY WAY, BANNOCKBURN VIC 3331	\$255,555	28/11/2018

This Statement of Information was prepared on: 22/05/2020

