

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

11 Cullen Court, Bannockburn, VIC 3331

Indicative selling price

Single Price or Range between

\$770,000 - \$830,000












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

Median sale price

Median Price \$505,000	Property Type House	Suburb BANNOCKBURN
Period From 29/04/2018	Period To 28/10/2019	Source Core Logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	59 MIDDLETON DRIVE BANNOCKBURN Price \$870,000 Date of Sale 03/06/2019 Land 9308 sqm	4  2  6 
	13 CULLEN COURT BANNOCKBURN Price \$745,200 Date of Sale 09/05/2019 Land 5339 sqm	4  2  2 
	9 RUBY COURT BANNOCKBURN Price \$900,000 Date of Sale 29/11/2018 Land 11938 sqm	4  4  8 