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 or locality and postcode	6 Burnside Road, Bannockburn Vic 3331

Indicative selling price

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

Range between $750,000 & $820,000

Median sale price

Median price $800,000 Property Type House Suburb Bannockburn

Period - From 01/04/2024 to 30/06/2024 Source REIV

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
1	89 Moreillon Blvde BANNOCKBURN 3331	$780,000	07/08/2024
2	15 James Pl BANNOCKBURN 3331	$850,000	07/06/2024
3	39 Alice Mews BANNOCKBURN 3331	$800,000	17/05/2024

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: 19/08/2024 13:57

6 Burnside Road, Bannockburn Vic 3331



3 -

Property Type: House (Res)
Land Size: 1920 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $820,000
Median House Price
June quarter 2024: $800,000

Comparable Properties



89 Moreillon Blvde BANNOCKBURN 3331 (REI)

4 2 2

Price: $780,000
Method: Private Sale
Date: 07/08/2024
Property Type: House
Land Size: 700 sqm approx

Agent Comments



15 James Pl BANNOCKBURN 3331 (REI/VG)

4 2 6

Price: $850,000
Method: Private Sale
Date: 07/06/2024
Property Type: House
Land Size: 1001 sqm approx

Agent Comments



39 Alice Mews BANNOCKBURN 3331 (REI/VG)

4 2 2

Price: $800,000
Method: Private Sale
Date: 17/05/2024
Property Type: House
Land Size: 1095 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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