

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

39 Scotland Court, Bannockburn VIC 3331

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$719,000

Property Type

House

Suburb

Bannockburn

Period - From

28/01/2025

to

27/07/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

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 eighteen months.

Address of comparable property	Price	Date of sale
10 Woody Court Bannockburn VIC 3331	\$1,200,000	27/06/2025
9 Connors Crescent Bannockburn VIC 3331	\$1,200,000	13/03/2025

This Statement of Information was prepared on:

28/07/2025