

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

10/96 Gisborne Road, Bacchus Marsh, Vic 3340


Indicative selling price

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

Single price \$106,000

Median sale price

Median price \$482,500 Property type Unit Suburb Bacchus Marsh

Period - From 01/11/2022 to 31/10/2023 Source  PropTrack

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 eighteen 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
29/96 Gisborne Road, Bacchus Marsh, VIC 3340	\$110,000	15/09/2023
38/96 Gisborne Road, Bacchus Marsh, VIC 3340	\$110,000	18/05/2023
19/96 Gisborne Road, Bacchus Marsh, VIC 3340	\$109,999	07/11/2022

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 eighteen months.

This Statement of Information was prepared on: 01/12/2023