

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

5 AUBURN CRESCENT BACCHUS MARSH VIC 3340

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$820,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Land

Suburb

Bacchus Marsh

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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

56 KILLARA CIRCUIT BACCHUS MARSH VIC 3340	\$870,000	01-Nov-23
7 HAWKINS WAY MADDINGLEY VIC 3340	\$850,000	19-Jun-23
16 HALLETTS WAY BACCHUS MARSH VIC 3340	\$822,000	12-Oct-23

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: 14 November 2023



56 KILLARA CIRCUIT BACCHUS MARSH VIC 3340

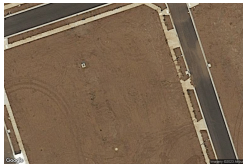
4 2 2

Sold Price

^{RS} \$870,000

Sold Date 01-Nov-23

Distance 0.91km



7 HAWKINS WAY MADDINGLEY VIC 3340

4 2 2

Sold Price

\$850,000

Sold Date 19-Jun-23

Distance 1.23km



16 HALLETTS WAY BACCHUS MARSH VIC 3340

4 2 2

Sold Price

^{RS} \$822,000

Sold Date 12-Oct-23

Distance 1.23km



42 MCCORMACKS ROAD MADDINGLEY VIC 3340

4 2 -

Sold Price

^{RS} \$1,111,500

Sold Date 27-Sep-23

Distance 1.68km



10 CANTERBURY DRIVE BACCHUS MARSH VIC 3340

4 3 2

Sold Price

\$1,149,000

Sold Date 14-Aug-23

Distance 0.82km

RS = Recent sale

UN = Undisclosed Sale

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