

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

| |
|-----------------------------------|
| 6 Daruma Way, Batesford, VIC 3213 |
|-----------------------------------|

Indicative selling price

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

Single price

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| |
|--|

 or range between

| |
|-------------|
| \$1,990,000 |
|-------------|

 &

| |
|-------------|
| \$2,180,000 |
|-------------|

Median sale price

Median price

| |
|--------------|
| \$ 1,295,000 |
|--------------|

 Property type

| |
|-------|
| House |
|-------|

 Suburb

| |
|-----------|
| BATESFORD |
|-----------|

Period - From

| |
|------------|
| 14/05/2023 |
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 to

| |
|------------|
| 13/05/2024 |
|------------|

 Source

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| core_logic |
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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

| | Address of comparable property | Price | Date of sale |
|---|-------------------------------------|-------------|--------------|
| 1 | 140 Tolloora Way Batesford Vic 3213 | \$2,200,000 | 2024-04-03 |
| 2 | 44 Glenora Place Batesford Vic 3213 | \$2,080,000 | 2024-02-24 |
| 3 | 27 Fleurs Lane Batesford Vic 3213 | \$2,150,000 | 2023-12-04 |

This Statement of Information was prepared on:

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| 14/05/2024 |
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