

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 9 Pilmer Road, Baccus 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 \$695,000 & \$740,000

Median sale price

Median price \$648,000 Property type House Suburb Maddingley

Period - From 01/06/2022 to 01/06/2023 Source Pricefinder

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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. 2 Closter Court, Bacchus Marsh 3340	\$685,000	06/04/2023
2. 241 Main Street, Bacchus Marsh 3340	\$650,000	12/05/2023
3. 10 Closter Court, Bacchus Marsh 3340	\$652,500	07/03/2023

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 06/09/2023