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

19 ASHTON STREET 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	\$350,000	or range between	&	
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$315,000	Property type		Land		Suburb	Bacchus Marsh
Period-from	01 Apr 2024	to	31 Mar 2	2025	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
46 FULHAM CIRCUIT BACCHUS MARSH VIC 3340	\$320,000	02-Feb-24
1 BINAP STREET BACCHUS MARSH VIC 3340	\$310,000	25-Mar-24
4 BINAP STREET BACCHUS MARSH VIC 3340	\$315,000	12-Aug-24

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: 03 April 2025



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32m	46 FULHAM CIRCUIT BACCHUS MARSH VIC 3340			Sold Price	\$320,000	Sold Date	02-Feb-24
	昌 -	-	\$ -			Distance	0km
ConoLogic							



1 BINAP STREET BACCHUS N VIC 3340	MARSH Sold Price	\$310,000 Sold Date	25-Mar-24
酉- 告- ⇔-		Distance	0km



4 BINAP STREET BACCHUS MARSH Sold Price VIC 3340			\$315,000	Sold Date	12-Aug-24	
昌-	- 🚔	Ģ -			Distance	Okm

RS = Recent sale UN = Undisclosed Sale

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