

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 or locality and postcode

64 Dickson 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 or range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$651,000 Property type house Suburb Bacchus Marsh

Period - From October 2022 to October 2023 Source Price finder

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
1 40 Lerderderg Street, Bacchus Marsh	\$ 1,100,000	30/11/2022
2 19 Lerderderg Street, Bacchus Marsh	\$ 1,190,000	22/09/2022
3 32 Lerderderg Street, Bacchus Marsh	\$ 1,225,000	09/05/2022

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: 14/11/2023