

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

1/44 GISBORNE ROAD 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

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,070

Property type

Unit

Suburb

Bacchus Marsh

Period-from

01 Jun 2021

to

31 May 2022

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

3/8 YOUNGER STREET BACCHUS MARSH VIC 3340	\$512,000	10-Dec-21
67 GISBORNE ROAD BACCHUS MARSH VIC 3340	\$485,000	13-Apr-22
4C PEELMANS LANE MADDINGLEY VIC 3340	\$505,000	23-Jan-22

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: 24 June 2022

**Rayner**

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WELCOME BACK

Government regulations mandate that all attendees at open homes be fully vaccinated and produce evidence of their vaccination status. If you have a medical exemption or are unvaccinated, please contact our agents to arrange a private inspection. We thank you for your understanding.

**3/8 YOUNGER STREET BACCHUS MARSH VIC 3340**

Sold Price

\$512,000

Sold Date

10-Dec-21

3



1



2

Distance

0.35km**67 GISBORNE ROAD BACCHUS MARSH VIC 3340**

Sold Price

\$485,000

Sold Date

13-Apr-22

3



1



1

Distance

0.2km**WELCOME BACK**

Government regulations mandate that all attendees at open homes be fully vaccinated and produce evidence of their vaccination status. If you have a medical exemption or are unvaccinated, please contact our agents to arrange a private inspection. We thank you for your understanding.

**4C PEELMANS LANE MADDINGLEY VIC 3340**

Sold Price

\$505,000

Sold Date

23-Jan-22

2



2



2

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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