Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for s

Including su	burb or	ot 401 M	artin Court, Ba	acchus	Marsh V	ic 334	0		
Indicative selling price									
For the meaning	of this pric	e see co	nsumer.vic.go	v.au/u	nderquo	ting			
Range between	s370,000)	a a		\$390,00	0			
Median sale p	rice								
Median price	\$350,000		Property Type	Vacar	nt land		Suburb	Bacchus Marsh	
Period - From	27/04/202	22 to	26/04/2023	3	So	ource	REIV		

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

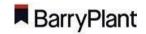
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	lot 412 Arnold Rd BACCHUS MARSH 3340	\$425,000	19/11/2022
2	lot 411 Arnold Rd BACCHUS MARSH 3340	\$390,000	04/12/2022

OR

This Statement of Information was prepared on:	27/04/2023 13:12







Comparable Properties



lot 412 Arnold Rd BACCHUS MARSH 3340

Price: \$425,000 Method: Private Sale Date: 19/11/2022

Property Type: Land (Res) Land Size: 541 sqm approx Agent Comments

Agent Comments

lot 411 Arnold Rd BACCHUS MARSH 3340

(REI)

-



Price: \$390,000 Method: Private Sale Date: 04/12/2022 Property Type: Land (Res) Land Size: 479 sqm approx

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 eighteen months.

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Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Including su locality and po	burb or	Lot 402	Mart	tin Court	., Ba	ıcchu	s Marsh	n Vie	c 334	.0				
Indicative sell	ing pric	е												
For the meaning	of this p	rice see	consi	umer.vic	.gov	/.au/	underq	uot	ing					
Range between	\$395,0	000		8	t		\$420,	000)					
Median sale p	rice													
Median price	\$350,00	0	Pro	operty Ty	/pe	Vaca	ınt land			Suburb	Bacchu	s Mar	sh	
Period - From	27/04/2	022	to	26/04/3	2023			Soi	ırce	RFIV				

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

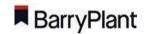
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	lot 412 Arnold Rd BACCHUS MARSH 3340	\$425,000	19/11/2022
2	lot 411 Arnold Rd BACCHUS MARSH 3340	\$390,000	04/12/2022
3			

OR

This Statement of Information was prepared on:	27/04/2023 13:14







Comparable Properties



lot 412 Arnold Rd BACCHUS MARSH 3340

<u>.</u>

Price: \$425,000 Method: Private Sale Date: 19/11/2022

Property Type: Land (Res) Land Size: 541 sqm approx Agent Comments

lot 411 Arnold Rd BACCHUS MARSH 3340

(REI)

- 🙀 -



Agent Comments

Price: \$390,000 Method: Private Sale Date: 04/12/2022 Property Type: Land (Res)

Land Size: 479 sqm approx

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 eighteen months.

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Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Including sul locality and po	burb or	Lot 403	Mart	in Cour	t, Ba	cchus	s Marsh	Vic 3	3340)				
Indicative selli	ng pric	е												
For the meaning	of this p	rice see	consu	ımer.vio	c.go\	⁄.au/ι	underq	uoting	g					
Range betweer	\$395,0	000		8	Ì		\$420,	000						
Median sale pi	rice													
Median price	\$350,00	0	Pro	perty T	ype	Vaca	nt land		:	Suburb	Bacchi	us Ma	rsh	
Period - From	27/04/2	022	to	26/04/	2023	,		Sourc	آ ۾	DFI\/				 \neg

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

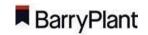
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	lot 412 Arnold Rd BACCHUS MARSH 3340	\$425,000	19/11/2022
2	lot 411 Arnold Rd BACCHUS MARSH 3340	\$390,000	04/12/2022
3			

OR

This Statement of Information was prepared on:	27/04/2023 13:16







Comparable Properties



Iot 412 Arnold Rd BACCHUS MARSH 3340

Price: \$425,000 Method: Private Sale Date: 19/11/2022

Property Type: Land (Res) Land Size: 541 sqm approx Agent Comments

Agent Comments

lot 411 Arnold Rd BACCHUS MARSH 3340

(REI)

Price: \$390,000 Method: Private Sale Date: 04/12/2022 Property Type: Land (Res) Land Size: 479 sqm approx

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 eighteen months.

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Single residential property located outside the Melbourne metropolitan area

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A Including sub locality and po	ourb or	Lot 404 Martin Court, Bacchus Marsh Vic 3340								
Indicative sellir	ا ng pric	e								
For the meaning o	of this pr	rice see o	consi	umer.vic.gov	√.au/ι	underquo	oting			
Range between	\$395,0)00		æ		\$420,00	00			
Median sale pri	ice									
Median price	\$350,000	0	Pro	operty Type	Vaca	nt land		Suburb	Bacchus Marsh	
_										
Period - From	27/04/2	.022	to	26/04/2023	3	S	ource	REIV		

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

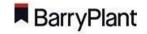
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	lot 412 Arnold Rd BACCHUS MARSH 3340	\$425,000	19/11/2022
2	lot 411 Arnold Rd BACCHUS MARSH 3340	\$390,000	04/12/2022
3			

OR

This Statement of Information was prepared on:	27/04/2023 13:19







Comparable Properties



lot 412 Arnold Rd BACCHUS MARSH 3340

Price: \$425,000 Method: Private Sale Date: 19/11/2022

Property Type: Land (Res) Land Size: 541 sqm approx Agent Comments

Agent Comments

lot 411 Arnold Rd BACCHUS MARSH 3340

(REI)

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Price: \$390,000 Method: Private Sale Date: 04/12/2022 Property Type: Land (

Property Type: Land (Res) Land Size: 479 sqm approx

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 eighteen months.

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Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

A Including sub locality and pos	urb or	Lot 405 Martin Court, Bacchus Marsh Vic 3340							
Indicative selling price									
For the meaning o	of this pr	ice see	consu	umer.vic.gov	v.au/ι	underquot	ing		
Range between	\$460,0	00		&		\$490,000)		
Median sale price									
Median price	\$350,000)	Pro	perty Type	Vaca	nt land		Suburb	Bacchus Marsh
Period - From	27/04/2	022	to	26/04/2023	3	Soi	urce	REIV	

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

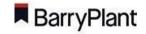
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	lot 410 Arnold Rd BACCHUS MARSH 3340	\$525,000	19/11/2022
2	lot 407 Arnold Rd BACCHUS MARSH 3340	\$560,000	08/12/2022
3			

OR

ent of Information was prepared on: 27/04/2023 13:23
ent of Information was prepared on: 27/04/2023 13:23







Comparable Properties



lot 410 Arnold Rd BACCHUS MARSH 3340 (REI)

Agent Comments

Price: \$525,000 Method: Private Sale Date: 19/11/2022

Property Type: Land (Res) Land Size: 724 sqm approx

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 eighteen months.

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Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Including sub locality and po	ourb or	Lot 406 Martin Court, Bacchus Marsh Vic 3340							
Indicative selli	ng pric	е							
For the meaning of	of this pi	ice see	cons	umer.vic.gov	v.au/	underqu	oting		
Range between	\$520,0	00		&		\$560,0	00		
Median sale pr	ice								
Median price	\$350,000)	Pro	perty Type	Vaca	nt land		Suburb	Bacchus Marsh
Period - From	27/04/2	022	to	26/04/2023	3	9	Source	REIV	

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

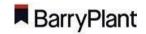
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	lot 410 Arnold Rd BACCHUS MARSH 3340	\$525,000	19/11/2022
2	lot 407 Arnold Rd BACCHUS MARSH 3340	\$560,000	08/12/2022
3			

OR

This Statement of Information was prepared on:	27/04/2023 13:26







Comparable Properties



lot 410 Arnold Rd BACCHUS MARSH 3340 (REI)

Agent Comments

Price: \$525,000 Method: Private Sale Date: 19/11/2022

Property Type: Land (Res) Land Size: 724 sqm approx

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 eighteen months.

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Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Including su locality and po	burb or	Lot 408 Arnold Road, Bacchus Marsh Vic 3340									
Indicative selling price											
For the meaning	of this p	rice see	consı	ımer.vic.go،	√.au/	underquo	ting				
Range between	en \$395,000			& \$420,000							
Median sale p	rice										
Median price	\$350,00	0	Pro	perty Type	Vaca	ant land		Suburb	Bacchus	Marsh	
				Γ							
Period - From	27/04/2	.022	to	26/04/2023	\$	Sc	ource	REIV			

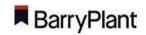
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	lot 412 Arnold Rd BACCHUS MARSH 3340	\$425,000	19/11/2022
2	lot 411 Arnold Rd BACCHUS MARSH 3340	\$390,000	04/12/2022
3			

OR







Comparable Properties



lot 412 Arnold Rd BACCHUS MARSH 3340

Method: Private Sale Date: 19/11/2022 Property Type: Land (Res)

Price: \$425,000

Land Size: 541 sqm approx

Agent Comments

Agent Comments

lot 411 Arnold Rd BACCHUS MARSH 3340

(REI)

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Land Size: 479 sqm approx

Price: \$390,000 Method: Private Sale Date: 04/12/2022 Property Type: Land (Res)

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 eighteen months.

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Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Ad Including subu locality and pos	ırb or	Arnold Road, Ba	cchus Marsh Vic 33	40	
Indicative sellin	g price				
For the meaning of	this price see	consumer.vic.gov	.au/underquoting		
Range between	\$440,000	&	\$475,000		
Median sale pric	:e				
Median price \$	350,000	Property Type	Vacant land	Suburb	Bacchus Marsh
Period - From 2	7/04/2022	to 26/04/2023	Source	REIV	

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

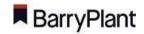
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	lot 410 Arnold Rd BACCHUS MARSH 3340	\$525,000	19/11/2022
2	lot 407 Arnold Rd BACCHUS MARSH 3340	\$560,000	08/12/2022
3			

OR

This Statement of Information was prepared on:	27/04/2023 13:06







Comparable Properties



lot 410 Arnold Rd BACCHUS MARSH 3340 (REI)

Agent Comments

Price: \$525,000 Method: Private Sale

Date: 19/11/2022

Property Type: Land (Res) Land Size: 724 sqm approx

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 eighteen months.

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Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Including sub locality and po	burb or	Lot 413 Arnold Road, Bacchus Marsh Vic 3340						
Indicative selli	ng price							
For the meaning	of this price s	ee cons	umer.vic.gov	/.au/u	ınderqu	oting		
Range between	\$470,000		æ		\$495,0	00		
Median sale pr	ice							
Median price	\$350,000	Pro	operty Type [Vacar	nt land		Suburb	Bacchus Marsh
r		_						
Period - From	27/04/2022	to	26/04/2023	,	Ş	Source	REIV	

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

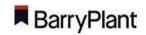
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	lot 410 Arnold Rd BACCHUS MARSH 3340	\$525,000	19/11/2022
2	lot 407 Arnold Rd BACCHUS MARSH 3340	\$560,000	08/12/2022
3			

OR

This Statement of Information was prepared on:	27/04/2023 13:34







Comparable Properties



lot 410 Arnold Rd BACCHUS MARSH 3340 (REI)

Agent Comments

Price: \$525,000 Method: Private Sale Date: 19/11/2022

Property Type: Land (Res) Land Size: 724 sqm approx

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 eighteen months.

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Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Including su locality and po	burb or	Lot 414	Arno	old Road, B	acchus	Marsh	Vic 334	10	
Indicative sell	ing price	е							
For the meaning	of this pr	rice see o	consu	ımer.vic.go	ν.au/ι	ınderqu	oting		
Range between	n \$395,0	000		&		\$420,0	000		
Median sale p	rice								
Median price	\$350,000)	Pro	perty Type	Vacai	nt land		Suburb	Bacchus Marsh
1			.				_		
Period - From	27/04/2	022	to	26/04/202	.3		Source	REIV	

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

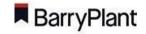
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	lot 412 Arnold Rd BACCHUS MARSH 3340	\$425,000	19/11/2022
2	lot 411 Arnold Rd BACCHUS MARSH 3340	\$390,000	04/12/2022
3			

OR

This Statement of Information was prepared on:	27/04/2023 13:36







Comparable Properties



lot 412 Arnold Rd BACCHUS MARSH 3340

Price: \$425,000 Method: Private Sale

Date: 19/11/2022

Property Type: Land (Res) Land Size: 541 sqm approx Agent Comments

Agent Comments

lot 411 Arnold Rd BACCHUS MARSH 3340

(REI)

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Price: \$390,000 Method: Private Sale Date: 04/12/2022 Property Type: Land (Res)

Land Size: 479 sqm approx

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 eighteen months.

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Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including su locality and p	ıburb or	Lot 415	Arno	old Road, Ba	ıcchus	s Marsh	Vic 334	40			
Indicative sell	ing pric	е									
For the meaning	of this p	rice see c	consu	ımer.vic.go	v.au/ι	underqu	uoting				
Range between	n \$430,0)00		&		\$465,0	000				
Median sale p	rice										
Median price	\$350,00	0	Pro	perty Type	Vaca	nt land		Suburb	Bacchus	Marsh	
Period - From	27/04/2	2022	to [26/04/2023	3		Source	REIV			

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

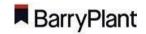
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	lot 410 Arnold Rd BACCHUS MARSH 3340	\$525,000	19/11/2022
2	lot 407 Arnold Rd BACCHUS MARSH 3340	\$560,000	08/12/2022
3			

OR

This Statement of Information was prepared on:	27/04/2023 13:38







Comparable Properties



lot 410 Arnold Rd BACCHUS MARSH 3340 (REI)

Agent Comments

Price: \$525,000

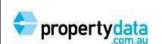
Method: Private Sale

Date: 19/11/2022 Property Type: Land (Res) Land Size: 724 sqm approx

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 eighteen months.

Account - Barry Plant | P: 03 9373 0000 | F: 03 9373 0011





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Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Including su locality and po	burb or	Lot 416	Arno	old Road, Ba	cchus	s Marsh Vi	c 334	0			
Indicative sell	ing pric	е									
For the meaning	of this p	rice see	consi	umer.vic.gov	v.au/	underquot	ing				
Range between	\$460,0	000		æ		\$495,000)				
Median sale p	rice										
Median price	\$350,00	0	Pro	perty Type	Vaca	ınt land		Suburb	Bacchus	Marsh	
Period - From	27/04/2	.022	to	26/04/2023	3	So	urce	REIV			

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

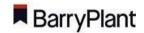
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	lot 410 Arnold Rd BACCHUS MARSH 3340	\$525,000	19/11/2022
2	lot 407 Arnold Rd BACCHUS MARSH 3340	\$560,000	08/12/2022
3			

OR

This Statement of Information was prepared on:
This Statement of Information was prepared on:







Comparable Properties



lot 410 Arnold Rd BACCHUS MARSH 3340 (REI)

Agent Comments

Price: \$525,000 Method: Private Sale Date: 19/11/2022

Property Type: Land (Res) Land Size: 724 sqm approx

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 eighteen months.

Account - Barry Plant | P: 03 9373 0000 | F: 03 9373 0011



