

# 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

Lot 401 Martin Court, Bacchus Marsh Vic 3340

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$370,000

&

\$390,000

### Median sale price

Median price

\$350,000

Property Type

Vacant land

Suburb

Bacchus Marsh

Period - From

27/04/2022

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.~~

Address 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

~~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 eighteen months.~~

This Statement of Information was prepared on:

27/04/2023 13:12



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$370,000 - \$390,000  
**Median Land Price**  
27/04/2022 - 26/04/2023: \$350,000

## Comparable Properties



**lot 412 Arnold Rd BACCHUS MARSH 3340 (REI)**

Agent Comments



**Price:** \$425,000  
**Method:** Private Sale  
**Date:** 19/11/2022  
**Property Type:** Land (Res)  
**Land Size:** 541 sqm approx

**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.

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



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# 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

Lot 402 Martin Court, Bacchus Marsh Vic 3340

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$395,000

&

\$420,000

### Median sale price

Median price

\$350,000

Property Type

Vacant land

Suburb

Bacchus Marsh

Period - From

27/04/2022

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.~~

	Address 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

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 eighteen months.

This Statement of Information was prepared on:

27/04/2023 13:14



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$395,000 - \$420,000  
**Median Land Price**  
27/04/2022 - 26/04/2023: \$350,000

## Comparable Properties



**lot 412 Arnold Rd BACCHUS MARSH 3340 (REI)**

Agent Comments



**Price:** \$425,000  
**Method:** Private Sale  
**Date:** 19/11/2022  
**Property Type:** Land (Res)  
**Land Size:** 541 sqm approx

**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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# 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

Lot 403 Martin Court, Bacchus Marsh Vic 3340

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$395,000

&

\$420,000

### Median sale price

Median price

\$350,000

Property Type

Vacant land

Suburb

Bacchus Marsh

Period - From

27/04/2022

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.~~

	Address 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

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 eighteen months.

This Statement of Information was prepared on:

27/04/2023 13:16



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$395,000 - \$420,000  
**Median Land Price**  
27/04/2022 - 26/04/2023: \$350,000

## Comparable Properties



**lot 412 Arnold Rd BACCHUS MARSH 3340 (REI)**

Agent Comments



**Price:** \$425,000  
**Method:** Private Sale  
**Date:** 19/11/2022  
**Property Type:** Land (Res)  
**Land Size:** 541 sqm approx

**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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# 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

Lot 404 Martin Court, Bacchus Marsh Vic 3340

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$395,000

&

\$420,000

### Median sale price

Median price

\$350,000

Property Type

Vacant land

Suburb

Bacchus Marsh

Period - From

27/04/2022

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.~~

	Address 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

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 eighteen months.

This Statement of Information was prepared on:

27/04/2023 13:19



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$395,000 - \$420,000  
**Median Land Price**  
27/04/2022 - 26/04/2023: \$350,000

## Comparable Properties



**lot 412 Arnold Rd BACCHUS MARSH 3340 (REI)**

Agent Comments



**Price:** \$425,000  
**Method:** Private Sale  
**Date:** 19/11/2022  
**Property Type:** Land (Res)  
**Land Size:** 541 sqm approx

**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

## Property offered for sale

Address  
Including suburb or  
locality and postcode

Lot 405 Martin Court, Bacchus Marsh Vic 3340

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$460,000

&

\$490,000

## Median sale price

Median price

\$350,000

Property Type

Vacant land

Suburb

Bacchus Marsh

Period - From

27/04/2022

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.~~

	Address 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

**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 eighteen months.

This Statement of Information was prepared on:

27/04/2023 13:23



Property Type:  
Agent Comments

Indicative Selling Price  
\$460,000 - \$490,000  
Median Land Price  
27/04/2022 - 26/04/2023: \$350,000

## 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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# 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

Lot 406 Martin Court, Bacchus Marsh Vic 3340

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$520,000

&

\$560,000

### Median sale price

Median price

\$350,000

Property Type

Vacant land

Suburb

Bacchus Marsh

Period - From

27/04/2022

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.~~

	Address 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

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 eighteen months.

This Statement of Information was prepared on:

27/04/2023 13:26



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$520,000 - \$560,000  
**Median Land Price**  
27/04/2022 - 26/04/2023: \$350,000

## 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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# 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

Lot 408 Arnold Road, Bacchus Marsh Vic 3340

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$395,000

&

\$420,000

### Median sale price

Median price

\$350,000

Property Type

Vacant land

Suburb

Bacchus Marsh

Period - From

27/04/2022

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.~~

Address 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

~~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 eighteen months.~~

This Statement of Information was prepared on:

27/04/2023 13:03



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$395,000 - \$420,000  
**Median Land Price**  
27/04/2022 - 26/04/2023: \$350,000

## Comparable Properties



**lot 412 Arnold Rd BACCHUS MARSH 3340 (REI)**

Agent Comments



**Price:** \$425,000  
**Method:** Private Sale  
**Date:** 19/11/2022  
**Property Type:** Land (Res)  
**Land Size:** 541 sqm approx

**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.

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



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# 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

Lot 409 Arnold Road, Bacchus Marsh Vic 3340

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$440,000

&

\$475,000

### Median sale price

Median price

\$350,000

Property Type

Vacant land

Suburb

Bacchus Marsh

Period - From

27/04/2022

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.~~

	Address 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

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 eighteen months.

This Statement of Information was prepared on:

27/04/2023 13:06



Property Type:  
Agent Comments

Indicative Selling Price  
\$440,000 - \$475,000  
Median Land Price  
27/04/2022 - 26/04/2023: \$350,000

## 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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# 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

Lot 413 Arnold Road, Bacchus Marsh Vic 3340

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$470,000

&

\$495,000

### Median sale price

Median price

\$350,000

Property Type

Vacant land

Suburb

Bacchus Marsh

Period - From

27/04/2022

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.~~

	Address 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

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 eighteen months.

This Statement of Information was prepared on:

27/04/2023 13:34



Property Type:  
Agent Comments

Indicative Selling Price  
\$470,000 - \$495,000  
Median Land Price  
27/04/2022 - 26/04/2023: \$350,000

## 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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# 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

Lot 414 Arnold Road, Bacchus Marsh Vic 3340

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$395,000

&

\$420,000

### Median sale price

Median price

\$350,000

Property Type

Vacant land

Suburb

Bacchus Marsh

Period - From

27/04/2022

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.~~

	Address 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

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 eighteen months.

This Statement of Information was prepared on:

27/04/2023 13:36



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$395,000 - \$420,000  
**Median Land Price**  
27/04/2022 - 26/04/2023: \$350,000

## Comparable Properties



**lot 412 Arnold Rd BACCHUS MARSH 3340 (REI)**

Agent Comments



**Price:** \$425,000  
**Method:** Private Sale  
**Date:** 19/11/2022  
**Property Type:** Land (Res)  
**Land Size:** 541 sqm approx

**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.

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



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# 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

Lot 415 Arnold Road, Bacchus Marsh Vic 3340

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$430,000

&

\$465,000

### Median sale price

Median price

\$350,000

Property Type

Vacant land

Suburb

Bacchus Marsh

Period - From

27/04/2022

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.~~

	Address 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

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 eighteen months.

This Statement of Information was prepared on:

27/04/2023 13:38



Property Type:  
Agent Comments

Indicative Selling Price  
\$430,000 - \$465,000  
Median Land Price  
27/04/2022 - 26/04/2023: \$350,000

## 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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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

# 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

Lot 416 Arnold Road, Bacchus Marsh Vic 3340

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$460,000

&

\$495,000

### Median sale price

Median price

\$350,000

Property Type

Vacant land

Suburb

Bacchus Marsh

Period - From

27/04/2022

to

26/04/2023

Source

REIV

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

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3			

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 eighteen months.

This Statement of Information was prepared on:

27/04/2023 13:41



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$460,000 - \$495,000  
**Median Land Price**  
27/04/2022 - 26/04/2023: \$350,000

## 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.