

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

65 Burbidge Drive 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

\$419,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Bacchus Marsh

Period-from

01 Feb 2019

to

31 Jan 2020

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

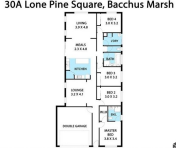
Date of sale

30A Lone Pine Square Bacchus Marsh VIC 3340	\$417,500	05-Jun-19
29 Burbidge Drive Bacchus Marsh VIC 3340	\$440,000	04-Jul-19
24 Lone Pine Square Bacchus Marsh VIC 3340	\$425,000	03-Dec-19

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: 08 February 2020

	30A Lone Pine Square Bacchus Marsh VIC 3340	Sold Price	\$417,500	Sold Date	05-Jun-19
	 4  2  2			Distance	0.19km
	29 Burbidge Drive Bacchus Marsh VIC 3340	Sold Price	\$440,000	Sold Date	04-Jul-19
	 3  2  2			Distance	0.22km
	24 Lone Pine Square Bacchus Marsh VIC 3340	Sold Price	\$425,000	Sold Date	03-Dec-19
	 3  2  2			Distance	0.24km

RS = Recent sale

UN = Undisclosed Sale

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