

## 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

6/8 SIMPSON STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$469,000

&

\$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Bacchus Marsh

Period-from

01 Nov 2023

to

31 Oct 2024

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

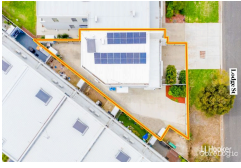
Date of sale

9 LODGE STREET MADDINGLEY VIC 3340	\$480,000	14-Aug-24
11/36 SOMERTON COURT DARLEY VIC 3340	\$475,000	12-Jun-24
3/5 GRAHAM STREET BACCHUS MARSH VIC 3340	\$450,000	16-Sep-24

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: 18 November 2024



**9 LODGE STREET MADDINGLEY  
VIC 3340**

 2  2  2

Sold Price **\$480,000** Sold Date **14-Aug-24**

Distance **0.99km**



**11/36 SOMERTON COURT DARLEY  
VIC 3340**

 3  2  1

Sold Price **\$475,000** Sold Date **12-Jun-24**

Distance **1.86km**



**3/5 GRAHAM STREET BACCHUS  
MARSH VIC 3340**

 2  1  -

Sold Price **\$450,000** Sold Date **16-Sep-24**

Distance **0.36km**

RS = Recent sale      UN = Undisclosed Sale

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