

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

77 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

\$280,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,000

Property type

Land

Suburb

Bacchus Marsh

Period-from

01 Feb 2022

to

31 Jan 2023

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

53 GRANDVIEW CRESCENT DARLEY VIC 3340	\$329,500	20-Mar-22
1 GRANDVIEW CRESCENT DARLEY VIC 3340	\$275,000	26-Aug-21
4 LISMORE CIRCUIT BACCHUS MARSH VIC 3340	\$330,000	03-Nov-21

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: 16 February 2023



**53 GRANDVIEW CRESCENT
DARLEY VIC 3340**

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  -

Sold Price

\$329,500

Sold Date

20-Mar-22

Distance

0.52km



**1 GRANDVIEW CRESCENT DARLEY
VIC 3340**

 -
  -
  -

Sold Price

\$275,000

Sold Date

26-Aug-21

Distance

0.53km



**4 LISMORE CIRCUIT BACCHUS
MARSH VIC 3340**

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  -
  -

Sold Price

\$330,000

Sold Date

03-Nov-21

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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