

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

29/96 GISBORNE ROAD 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

\$119,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Bacchus Marsh

Period-from

01 Oct 2021

to

30 Sep 2022

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

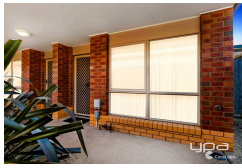
Date of sale

18/96 GISBORNE ROAD BACCHUS MARSH VIC 3340	\$132,500	26-Oct-21
25/96 GISBORNE ROAD BACCHUS MARSH VIC 3340	\$120,000	22-Aug-22
38/96 GISBORNE ROAD BACCHUS MARSH VIC 3340	\$109,999	28-Jul-22

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: 24 October 2022



18/96 GISBORNE ROAD BACCHUS MARSH VIC 3340

Sold Price

\$132,500

Sold Date

26-Oct-21

2 1 1

Distance

0.02km



25/96 GISBORNE ROAD BACCHUS MARSH VIC 3340

Sold Price

^{RS} **\$120,000** ^{UN}

Sold Date

22-Aug-22

1 1 1

Distance

0.03km



38/96 GISBORNE ROAD BACCHUS MARSH VIC 3340

Sold Price

\$109,999

Sold Date

28-Jul-22

1 1 1

Distance

0.04km



16/96 GISBORNE ROAD BACCHUS MARSH VIC 3340

Sold Price

\$100,000

Sold Date

18-Mar-22

1 1 1

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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