

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

22 Underbank Boulevard 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

or range
between

\$539,000

&

\$569,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Bacchus Marsh

Period-from

01 Mar 2019

to

29 Feb 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

44 Underbank Boulevard Bacchus Marsh VIC 3340	\$441,000	29-Nov-19
66 Halletts Way Bacchus Marsh VIC 3340	\$470,000	11-Oct-19
77 Halletts Way Bacchus Marsh VIC 3340	\$415,000	14-Nov-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: 03 March 2020



44 Underbank Boulevard Bacchus Marsh VIC 3340

 3  1  2

Sold Price

\$441,000

Sold Date

29-Nov-19

Distance

0.23km



66 Halletts Way Bacchus Marsh VIC 3340

 3  2  4

Sold Price

\$470,000

Sold Date

11-Oct-19

Distance

0.23km



77 Halletts Way Bacchus Marsh VIC 3340

 3  2  1

Sold Price

\$415,000

Sold Date

14-Nov-19

Distance

0.28km



8 Simmons Drive Bacchus Marsh VIC 3340

 3  2  2

Sold Price

\$523,500

Sold Date

13-Feb-20

Distance

0.33km



93 Halletts Way Bacchus Marsh VIC 3340

 4  2  2

Sold Price

\$450,000

Sold Date

29-Aug-19

Distance

0.43km



18 College Square Bacchus Marsh VIC 3340

 4  2  2

Sold Price

\$445,500

Sold Date

09-Nov-19

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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24 Lone Pine Square Bacchus Marsh VIC 3340

3 2 2

Sold Price \$425,000 Sold Date 03-Dec-19

Distance **0.47km**



39 College Square Bacchus Marsh VIC 3340

4 2 2

Sold Price \$427,000 Sold Date 05-Dec-19

Distance **0.5km**



21 Lone Pine Square Bacchus Marsh VIC 3340

4 2 2

Sold Price \$465,000 Sold Date 09-Sep-19

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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