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

7 AMAROO CIRCUIT BACCHUS MARSH VIC 3340

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	Single Price		\$740,000	&	\$760,000
Median sale price (*Delete house or unit as app	blicable)				
Median Price	\$620,000	Property type	House	Suburb	Bacchus Marsh
Г					

31 Aug 2022

Comparable property sales (*Delete A or B below as applicable)

01 Sep 2021

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.

to

Address of comparable property	Price	Date of sale	
10 SUBLIME POINT ROAD BACCHUS MARSH VIC 3340	\$805,000	10-Jan-22	
26 HOLMAN CRESCENT BACCHUS MARSH VIC 3340	\$810,000	31-May-22	
5 HOLMAN CRESCENT BACCHUS MARSH VIC 3340	\$730,000	02-Aug-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: 06 September 2022

Source



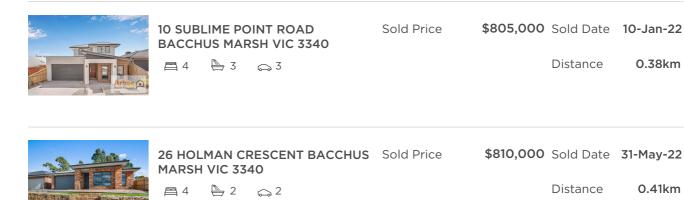
Corelogic

consumer.vic.gov.au



0.38km

0.41km



	5 HOLMAN CRESCENT BACCHUS MARSH VIC 3340			Sold Price	^{RS} \$730,000	Sold Date 02-Aug-22	
	昌 4	2 🚔	్లా 2			Distance	0.51km

RS = Recent sale UN = Undisclosed Sale

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