

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

159 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

\$580,000

Property type

House

Suburb

Bacchus Marsh

Period-from

01 Feb 2021

to

31 Jan 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

14 Connor Street Bacchus Marsh VIC 3340	\$540,000	11-Nov-21
94 Underbank Boulevard Bacchus Marsh VIC 3340	\$559,000	05-Jul-21
49 Underbank Boulevard Bacchus Marsh VIC 3340	\$550,000	17-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: 09 February 2022



14 Connor Street Bacchus Marsh VIC 3340

 3  1  2

Sold Price **\$540,000** Sold Date **11-Nov-21**

Distance **0.77km**



94 Underbank Boulevard Bacchus Marsh VIC 3340

 3  1  2

Sold Price **\$559,000** Sold Date **05-Jul-21**

Distance **0.73km**



49 Underbank Boulevard Bacchus Marsh VIC 3340

 3  2  4

Sold Price **\$550,000** Sold Date **17-Nov-21**

Distance **0.56km**



1 Greene Court Darley VIC 3340

 3  1  -

Sold Price **\$420,000** Sold Date **17-Jun-20**

Distance **1.98km**



14 Taylor Drive Darley VIC 3340

 3  1  2

Sold Price **\$455,000** Sold Date **04-Nov-20**

Distance **1.81km**



4 Heath Court Darley VIC 3340

 3  1  2

Sold Price **\$425,000** Sold Date **24-Jun-20**

Distance **1.81km**

RS = Recent sale

UN = Undisclosed Sale

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3 Taylor Drive Darley VIC 3340

Sold Price **\$412,000** Sold Date **14-Aug-20**

 4  1  2

Distance **1.8km**



118 Underbank Boulevard Bacchus Marsh VIC 3340

Sold Price **\$445,000** Sold Date **06-Nov-20**

 3  1  1

Distance **0.55km**



56 Underbank Boulevard Bacchus Marsh VIC 3340

Sold Price **\$392,000** Sold Date **25-Jun-20**

 3  1  -

Distance **0.58km**



9 Peter Pan Place Bacchus Marsh VIC 3340

Sold Price **\$600,000** Sold Date **18-Sep-21**

 4  2  2

Distance **0.36km**



61 Halletts Way Bacchus Marsh VIC 3340

Sold Price **\$575,000** Sold Date **27-Sep-21**

 3  2  -

Distance **0.42km**



31 Clifton Drive Bacchus Marsh VIC 3340

Sold Price **\$485,000** Sold Date **19-Sep-20**

 3  1  2

Distance **1.43km**

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151 Underbank Boulevard Bacchus Marsh VIC 3340

 3  1  2

Sold Price

\$542,500

Sold Date

02-Feb-21

Distance

0.11km



70 Underbank Boulevard Bacchus Marsh VIC 3340

 3  1  1

Sold Price

\$580,000

Sold Date

21-Oct-21

Distance

0.71km



23 Underbank Boulevard Bacchus Marsh VIC 3340

 3  2  2

Sold Price

\$577,000

Sold Date

09-Dec-21

Distance

0.39km

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