

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

13 COLLEGE SQUARE 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,000

Property type

House

Suburb

Bacchus Marsh

Period-from

01 Mar 2021

to

28 Feb 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

2/25 HIGGINS COURT BACCHUS MARSH VIC 3340	\$679,000	15-Feb-22
27 BURBIDGE DRIVE BACCHUS MARSH VIC 3340	\$689,000	13-Jul-21
15 EARL STREET BACCHUS MARSH VIC 3340	\$660,000	25-Oct-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: 23 March 2022



2/25 HIGGINS COURT BACCHUS MARSH VIC 3340

 3  2  2

Sold Price

^{RS} **\$679,000**

Sold Date

15-Feb-22

Distance

0.5km



27 BURBIDGE DRIVE BACCHUS MARSH VIC 3340

 3  2  2

Sold Price

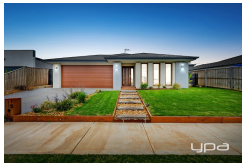
\$689,000

Sold Date

13-Jul-21

Distance

0.33km



15 EARL STREET BACCHUS MARSH VIC 3340

 3  2  2

Sold Price

\$660,000

Sold Date

25-Oct-21

Distance

0.82km



11 CONNOR STREET BACCHUS MARSH VIC 3340

 3  2  2

Sold Price

\$645,000

Sold Date

13-Jul-21

Distance

0.62km



19 SUBLIME POINT ROAD BACCHUS MARSH VIC 3340

 3  2  2

Sold Price

\$575,250

Sold Date

06-May-21

Distance

-



33 COLLEGE SQUARE BACCHUS MARSH VIC 3340

 3  2  2

Sold Price

\$578,750

Sold Date

26-Aug-21

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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Len smith

P 5366 3600

M 0418343754

E len@raynerfn.com.au



26 MCLACHLAN STREET BACCHUS MARSH VIC 3340

 3  2  2

Sold Price

\$525,000

Sold Date

10-Jun-21

Distance

0.82km



34 MCCORMACKS ROAD MADDINGLEY VIC 3340

 3  2  2

Sold Price

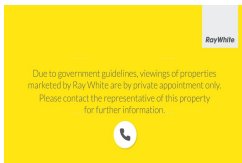
\$625,000

Sold Date

11-Mar-21

Distance

-



9 COLLEGE SQUARE BACCHUS MARSH VIC 3340

 3  2  2

Sold Price

\$586,000

Sold Date

04-Aug-21

Distance

0.03km



7 COBHAM RISE MADDINGLEY VIC 3340

 3  2  2

Sold Price

^{RS} **\$600,000**

Sold Date

28-Feb-22

Distance

-



93 MCLACHLAN STREET BACCHUS MARSH VIC 3340

 3  2  2

Sold Price

\$560,000

Sold Date

27-Sep-21

Distance

-



83 HALLETTS WAY BACCHUS MARSH VIC 3340

 3  2  2

Sold Price

\$570,000

Sold Date

14-Dec-21

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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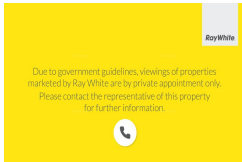


**40 STONEHILL DRIVE
MADDINGLEY VIC 3340**

 3
  2
  2

Sold Price **\$580,000** Sold Date **09-Dec-21**

Distance -



**12 PORTER AVENUE MADDINGLEY
VIC 3340**

 3
  2
  2

Sold Price **\$590,000** Sold Date **22-Sep-21**

Distance -

RS = Recent sale UN = Undisclosed Sale

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