

## 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

65 DARUMA WAY BATESFORD VIC 3213

### Indicative selling price

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

Single Price

or range  
between

\$1,850,000

&

\$2,035,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Land

Suburb

Batesford

Period-from

01 Jul 2021

to

30 Jun 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

40 YORKSHIRE CLOSE BATESFORD VIC 3213	\$2,100,000	22-Apr-22
15 COBBLESTONE ROAD BATESFORD VIC 3213	\$2,225,000	03-Jun-22
52 BILYANA ROAD BATESFORD VIC 3213	\$1,910,000	29-Mar-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: 12 July 2022



## 40 YORKSHIRE CLOSE BATESFORD VIC 3213

5 2 5

Sold Price <sup>RS</sup> **\$2,100,000** <sup>UN</sup> Sold Date **22-Apr-22**

Distance **0.63km**

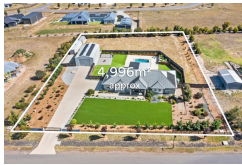


## 15 COBBLESTONE ROAD BATESFORD VIC 3213

4 2 3

Sold Price <sup>RS</sup> **\$2,225,000** Sold Date **03-Jun-22**

Distance **1.6km**



## 52 BILYANA ROAD BATESFORD VIC 3213

4 2 8

Sold Price **\$1,910,000** Sold Date **29-Mar-22**

Distance **1.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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