

## 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

42 Killara Circuit Bacchus Marsh VIC 3340

### 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

\$230,000

&

\$250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$201,500

Property type

Land

Suburb

Bacchus Marsh

Period-from

01 Jan 2019

to

31 Dec 2019

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

32 Killara Circuit Bacchus Marsh VIC 3340	\$240,000	22-Oct-19
5 Amaroo Circuit Bacchus Marsh VIC 3340	\$240,000	13-Nov-19
17 Sublime Point Road Bacchus Marsh VIC 3340	\$228,000	17-Sep-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: 29 January 2020



**32 Killara Circuit Bacchus Marsh VIC 3340**

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**Sold Price \$240,000 Sold Date 22-Oct-19**

Distance **0.07km**



**5 Amaroo Circuit Bacchus Marsh VIC 3340**

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Sold Price

Sold Date **13-Nov-19**

Distance **0.17km**



**17 Sublime Point Road Bacchus Marsh VIC 3340**

 4  2  2

Sold Price

**\$228,000 Sold Date 17-Sep-19**

Distance **0.49km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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