

# 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 or  
locality and postcode

32 Lone Pine Square, 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

\$530,000

&

\$550,000

### Median sale price

Median price

\$600,000

Property type

House

Suburb

Bacchus Marsh

Period - From

November 2022

to

November 2023

Source

Price finder

### 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

1) 27 Trask Rise, Bacchus Marsh	\$ 540,000	20/06/2023
2) 68 Lone Pine Sq, Bacchus Marsh	\$ 600,000	01/07/2023
3) 51 Cromarty Cct, Darley	\$ 550,000	10/08/2023

This Statement of Information was prepared on: 07/12/2023