

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

52 Bilyana Road Batesford VIC 3213

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

\$1,795,000

&

\$1,974,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,382,500

Property type

House

Suburb

Batesford

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

1 Greenstone Lane Batesford VIC 3213	\$1,725,000	26-Nov-21
18 Yorkshire Close Batesford VIC 3213	\$1,650,000	11-Nov-21
100 Tolloora Way Batesford VIC 3213	\$1,770,000	23-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: 24 February 2022



1 Greenstone Lane Batesford VIC 3213

Sold Price ^{RS} **\$1,725,000** Sold Date **26-Nov-21**

4 2 4

Distance **1.83km**



18 Yorkshire Close Batesford VIC 3213

Sold Price ^{RS} **\$1,650,000** ^{UN} Sold Date **11-Nov-21**

4 2 2

Distance **1.32km**



100 Tolloora Way Batesford VIC 3213

Sold Price **\$1,770,000** Sold Date **23-Nov-21**

4 2 8

Distance **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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