

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

12/96 GISBORNE ROAD 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

\$100,000

&

\$105,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Bacchus Marsh

Period-from

01 Jan 2022

to

31 Dec 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

16/96 GISBORNE ROAD BACCHUS MARSH VIC 3340	\$100,000	18-Mar-22
19/96 GISBORNE ROAD BACCHUS MARSH VIC 3340	\$109,999	07-Nov-22
25/96 GISBORNE ROAD BACCHUS MARSH VIC 3340	\$120,000	22-Aug-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: 30 January 2023



16/96 GISBORNE ROAD BACCHUS MARSH VIC 3340

Sold Price

\$100,000

Sold Date

18-Mar-22



1



1



1

Distance

0.01km



19/96 GISBORNE ROAD BACCHUS MARSH VIC 3340

Sold Price

\$109,999

Sold Date

07-Nov-22



1



1



1

Distance

0.02km



25/96 GISBORNE ROAD BACCHUS MARSH VIC 3340

Sold Price

^{RS} **\$120,000** ^{UN}

Sold Date

22-Aug-22



1



1



1

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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