

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	24 Auburn Crescent Bacchus Marsh, 3340
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$980,000 & \$1,050,000
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### Median sale price

Median price	\$652,000	Property Type	HOUSE	Suburb	BACCHUS MARSH
Period - From	01-Nov-2024	to	30-Sep-2025	Source	Corelogic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	29 Lismore Circuit Bacchus Marsh 741m2 land 2021	\$920,000	02-Sep-2025
2	56 Killara Circuit Bacchus Marsh 531m2 land 2022	\$855,000	19-Sep-2025
3	96 Clifton Drive Bacchus Marsh 712m2 2019	\$930,000	29-Aug-2025

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