

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

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Property offered for sale

Address
Including suburb or locality and postcode

Lot 402 Martin Court, Bacchus Marsh Vic 3340

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$395,000 & \$420,000

Median sale price

Median price \$363,000 Property type Vacant Land Suburb Bacchus Marsh

Period - From 01.04.2025 to 30.06.2025 Source REIV propertydata.com.au/RPData/Core Logic

Comparable property sales

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: 26.08.2025

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Property offered for sale

Address
Including suburb or locality and postcode

Lot 403 Martin Court, Bacchus Marsh Vic 3340

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$395,000 & \$420,000

Median sale price

Median price \$363,000 Property type Vacant Land Suburb Bacchus Marsh

Period - From 01.04.2025 to 30.06.2025 Source REIV propertydata.com.au/RPData/Core Logic

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Property offered for sale

Address
Including suburb or
locality and postcode

Lot 404 Martin Court, Bacchus Marsh Vic 3340

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$395,000 & \$420,000

Median sale price

Median price

\$363,000

Property type

Vacant Land

Suburb

Bacchus Marsh

Period - From

01.04.2025

to

30.06.2025

Source

REIV propertydata.com.au/RPData/Core Logic

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Property offered for sale

Address
Including suburb or locality and postcode

Lot 405 Martin Court, Bacchus Marsh Vic 3340

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$460,000 & \$490,000

Median sale price

Median price \$363,000 Property type Vacant Land Suburb Bacchus Marsh

Period - From 01.04.2025 to 30.06.2025 Source REIV propertydata.com.au/RPData/Core Logic

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Property offered for sale

Address
Including suburb or locality and postcode

Lot 406 Martin Court, Bacchus Marsh Vic 3340

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000 & \$560,000

Median sale price

Median price \$363,000 Property type Vacant Land Suburb Bacchus Marsh

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Property offered for sale

Address
Including suburb or locality and postcode

Lot 408 Arnold Road, Bacchus Marsh Vic 3340

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$395,000 & \$420,000

Median sale price

Median price \$363,000 Property type Vacant Land Suburb Bacchus Marsh

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Property offered for sale

Address
Including suburb or
locality and postcode

Lot 409 Arnold Road, Bacchus Marsh Vic 3340

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$440,000 & \$475,000

Median sale price

Median price \$363,000 Property type Vacant Land Suburb Bacchus Marsh

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Property offered for sale

Address
Including suburb or
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Lot 413 Arnold Road, Bacchus Marsh Vic 3340

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$470,000 & \$495,000

Median sale price

Median price

\$363,000

Property type

Vacant Land

Suburb

Bacchus Marsh

Period - From

01.04.2025

to

30.06.2025

Source

REIV propertydata.com.au/RPData/Core Logic

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Property offered for sale

Address
Including suburb or
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Lot 414 Arnold Road, Bacchus Marsh Vic 3340

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$395,000 & \$420,000

Median sale price

Median price

\$363,000

Property type

Vacant Land

Suburb

Bacchus Marsh

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01.04.2025

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30.06.2025

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Property offered for sale

Address
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Lot 415 Arnold Road, Bacchus Marsh Vic 3340

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$430,000 & \$465,000

Median sale price

Median price \$363,000 Property type Vacant Land Suburb Bacchus Marsh

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Indicative selling price

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Range between \$460,000 & \$495,000

Median sale price

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Property offered for sale

Address
Including suburb or
locality and postcode

Lot 401 Martin Court, Bacchus Marsh Vic 3340

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$370,000 & \$390,000

Median sale price

Median price

\$363,000

Property type

Vacant Land

Suburb

Bacchus Marsh

Period - From

01.04.2025

to

30.06.2025

Source

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