

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
68A MAIN STREET 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 \$330,000 & \$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> Other	Suburb <input type="text"/> Bacchus Marsh
Period-from <input type="text"/> 01 Dec 2024	to <input type="text"/> 30 Nov 2025	Source <input type="text"/> Cotality

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
1/3 QUEENS CRESCENT BACCHUS MARSH VIC 3340	\$315,000	03-Dec-24
37 GRAHAM STREET BACCHUS MARSH VIC 3340	\$400,000	05-Feb-25
97 MASON'S LANE BACCHUS MARSH VIC 3340	\$350,000	07-Aug-25

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.

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**1/3 QUEENS CRESCENT BACCHUS
MARSH VIC 3340**



Sold Price

\$315,000 Sold Date **03-Dec-24**

Distance **0.22km**



**37 GRAHAM STREET BACCHUS
MARSH VIC 3340**



Sold Price

\$400,000 Sold Date **05-Feb-25**

Distance **0.84km**



**97 MASON'S LANE BACCHUS
MARSH VIC 3340**



Sold Price

\$350,000 Sold Date **07-Aug-25**

Distance **0.92km**

RS = Recent sale **UN** = Undisclosed Sale

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