



STATEMENT OF INFORMATION

11 ANGASTON CIRCUIT, BACCHUS MARSH, VIC-3340

PREPARED BY NAVIN CHUGH, WOOD RIDGE REAL ESTATE, PHONE: 0470378505

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 ANGASTON CIRCUIT, BACCHUS



Indicative Selling Price

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

Price Range: **\$400,000 to \$425,000**

Provided by: Navin Chugh, Wood Ridge Real Estate

MEDIAN SALE PRICE



BACCHUS MARSH, VIC, 3340

Suburb Median Sale Price (Vacant Land)

\$335,000

01 January 2025 to 31 December 2025

Provided by: 

COMPARABLE PROPERTIES

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.



51 FULHAM CCT, BACCHUS MARSH, VIC 3340



Sale Price

\$282,000

Sale Date: 19/09/2025

Distance from Property: 163m



171 ADELONG WAY, BACCHUS MARSH, VIC



Sale Price

\$380,000

Sale Date: 29/09/2025

Distance from Property: 352m



10 GARRONG ST, BACCHUS MARSH, VIC 3340



Sale Price

\$400,000

Sale Date: 24/11/2025

Distance from Property: 345m



This report has been compiled on 11/03/2026 by Wood Ridge Real Estate. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 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.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode: 11 ANGASTON CIRCUIT, BACCHUS MARSH, VIC 3340

Indicative selling price

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

Price Range: \$400,000 to \$425,000

Median sale price

Median price: \$335,000 Property type: Vacant Land Suburb: BACCHUS MARSH
Period: 01 January 2025 to 31 December 2025 Source: pricfinder

Comparable property sales

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
51 FULHAM CCT, BACCHUS MARSH, VIC 3340	\$282,000	19/09/2025
171 ADELONG WAY, BACCHUS MARSH, VIC 3340	\$380,000	29/09/2025
10 GARRONG ST, BACCHUS MARSH, VIC 3340	\$400,000	24/11/2025

This Statement of Information was prepared on: 11/03/2026