

## 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

1 Tulloch Court Bacchus Marsh VIC 3340
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price 

\$495,000
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 or range between 

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 & 

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### Median sale price

(\*Delete house or unit as applicable)

Median Price 

\$500,000
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 Property type 

House
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 Suburb 

Bacchus Marsh
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Period-from 

01 Oct 2018
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 to 

30 Sep 2019
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 Source 

Corelogic
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### Comparable property sales (\*Delete A or B below as applicable)

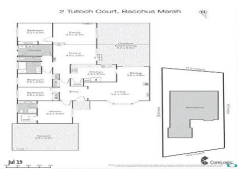
**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2 Tulloch Court Bacchus Marsh VIC 3340	\$505,000	23-Jul-19
28 Underbank Boulevard Bacchus Marsh VIC 3340	\$480,000	09-Jul-18
39 Underbank Boulevard Bacchus Marsh VIC 3340	\$499,600	07-May-19

**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: 01 October 2019



**2 Tulloch Court Bacchus Marsh VIC 3340**

 4  2  2

Sold Price

<sup>RS</sup> **\$505,000**

Sold Date

**23-Jul-19**

Distance

**0.02km**



**28 Underbank Boulevard Bacchus Marsh VIC 3340**

 3  2  2

Sold Price

**\$480,000**

Sold Date

**09-Jul-18**

Distance

**0.04km**



**39 Underbank Boulevard Bacchus Marsh VIC 3340**

 3  2  1

Sold Price

**\$499,600**

Sold Date

**07-May-19**

Distance

**0.11km**

RS = Recent sale

UN = Undisclosed Sale

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