

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

3 MAISIE COURT 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

\$295,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Land

Suburb

Bacchus Marsh

Period-from

01 Mar 2025

to

28 Feb 2026

Source

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

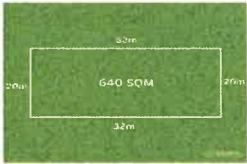
Date of sale

132 ADELONG WAY BACCHUS MARSH VIC 3340	\$350,000	11-Oct-25
4 AUBURN CRESCENT BACCHUS MARSH VIC 3340	\$300,000	06-Nov-25
24 MERIDIE WAY DARLEY VIC 3340	\$345,000	02-Oct-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.~~

This Statement of Information was prepared on: 27 March 2026



132 ADELONG WAY BACCHUS MARSH VIC 3340



Sold Price **\$350,000** Sold Date **11-Oct-25**

Distance **1.92km**



4 AUBURN CRESCENT BACCHUS MARSH VIC 3340



Sold Price **\$300,000** Sold Date **06-Nov-25**

Distance **1.92km**



24 MERIDIE WAY DARLEY VIC 3340



Sold Price **\$345,000** Sold Date **02-Oct-25**

Distance **0.35km**

RS = Recent sale UN = Undisclosed Sale

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