

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

6/17 Pilmer 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

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$373,000

Property type

Unit

Suburb

Bacchus Marsh

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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

2/100 Underbank Boulevard Bacchus Marsh VIC 3340	\$425,000	20-Oct-21
3/36 Somerton Court Darley VIC 3340	\$425,000	21-Aug-21
5/15 Sweet Avenue Maddingley VIC 3340	\$430,000	05-Sep-21

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: 11 January 2022

Mark Edwards
 P 97548899
 M 0422 017 068
 E medwards@ypa.com.au



**2/100 Underbank Boulevard
 Bacchus Marsh VIC 3340**

 2  1  1

Sold Price **\$425,000** Sold Date **20-Oct-21**

Distance **1.85km**



**3/36 Somerton Court Darley VIC
 3340**

 3  2  2

Sold Price

Sold Date **21-Aug-21**

Distance **2.17km**



**5/15 Sweet Avenue Maddingley VIC
 3340**

 3  2  2

Sold Price

\$430,000 Sold Date **05-Sep-21**

Distance **2.24km**

RS = Recent sale UN = Undisclosed Sale

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