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<br>Including suburb and postcode | 14 COGHLAN DRIVE 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 | $599,000 | & | $658,900 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $620,000 | Property type | House | Suburb | Bacchus Marsh |
| Period-from | 01 Dec 2023 | to | 30 Nov 2024 | 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 |
|---|---|---|
| 27 SIMMONS DRIVE BACCHUS MARSH VIC 3340 | $650,000 | 17-Oct-24 |
| 3 CROMARTY CIRCUIT DARLEY VIC 3340 | $640,000 | 13-Aug-24 |
| 15 OLEARY WAY MADDINGLEY VIC 3340 | $640,000 | 03-Jul-24 |

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 December 2024

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**27 SIMMONS DRIVE BACCHUS MARSH VIC 3340**

3 2 2

Sold Price RS **$650,000** Sold Date **17-Oct-24**

Distance **0.99km**



**3 CROMARTY CIRCUIT DARLEY VIC 3340**

3 2 2

Sold Price **$640,000** Sold Date **13-Aug-24**

Distance **1.48km**



**15 OLEARY WAY MADDINGLEY VIC 3340**

3 2 2

Sold Price Sold Date **03-Jul-24**

Distance **1.55km**

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

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