# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

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The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

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| Property offered for sal |
|--------------------------|
|--------------------------|

| Address               |  |
|-----------------------|--|
| Including suburb or   | Lot 402 Martin Court, Bacchus Marsh Vic 3340 |
| locality and postcode |  |

#### Indicative selling price

| For the meaning of | this price see consu | mer.vic.gov.au/u | nderquoting |
|--------------------|----------------------|------------------|-------------|
|                    |                      |                  |             |

| Range between | \$395,000 | & | \$420,000 |
|---------------|-----------|---|-----------|
|               | l         | ı |           |

# Median sale price

| Median price  | \$363,000  |    | Property typ | Property type Vacant Land |            | Suburb    | Bacchus Marsh           |
|---------------|------------|----|--------------|---------------------------|------------|-----------|-------------------------|
| Period - From | 01.04.2025 | to | 30.06.2025   | Source                    | REIV prope | rtydata.c | om.au/RPData/Core Logic |

# Comparable property sales

| This Statement of Information was prepared on: | 26.08.2025 |
|--|------------|



# Single residential property located outside the Melbourne metropolitan area

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| <b>Property</b> | offered | for sa | ıle |
|-----------------|---------|--------|-----|
|-----------------|---------|--------|-----|

| Address               |  |
|-----------------------|--|
| Including suburb or   | Lot 403 Martin Court, Bacchus Marsh Vic 3340 |
| locality and postcode |  |

#### Indicative selling price

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

| Range between \$395,000 | & | \$420,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

# Median sale price

| Median price  | \$363,000  |    | Property typ | Property type Vacant Land |            | Suburb    | Bacchus Marsh           |
|---------------|------------|----|--------------|---------------------------|------------|-----------|-------------------------|
| Period - From | 01.04.2025 | to | 30.06.2025   | Source                    | REIV prope | rtydata.c | om.au/RPData/Core Logic |

### Comparable property sales

| This Statement of Information was prepared on: | 26.08.2025 |
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| <b>Property</b> | offered | for sale |
|-----------------|---------|----------|
|-----------------|---------|----------|

| Address               |  |
|-----------------------|--|
| Including suburb or   | Lot 404 Martin Court, Bacchus Marsh Vic 3340 |
| locality and postcode |  |

### Indicative selling price

|         |         |         |           |                | , ,          |            |
|---------|---------|---------|-----------|----------------|--------------|------------|
| ⊢∩r the | meaning | of this | nrice see | consumer.vic.g | anv ali/lind | eraliotina |
|         | meaning | OI HIIS | prioc scc | CONSUME.       | gov.au/unu   | CIQUOLIIIQ |

| Range between | \$395,000 | & | \$420,000 |
|---------------|-----------|---|-----------|
|---------------|-----------|---|-----------|

### Median sale price

| Median price  | \$363,000  |    | Property type Vacant Lan |        | Suburb Bacchus Marsh                       |  | Bacchus Marsh           |
|---------------|------------|----|--------------------------|--------|--|--|-------------------------|
| Period - From | 01.04.2025 | to | 30.06.2025               | Source | REIV propertydata.com.au/RPData/Core Logic |  | om.au/RPData/Core Logic |

### Comparable property sales

| This Statement of Information was prepared on: | 26.08.2025 |
|--|------------|



# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

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| Property offered for sal |
|--------------------------|
|--------------------------|

| Address               |  |
|-----------------------|--|
| Including suburb or   | Lot 405 Martin Court, Bacchus Marsh Vic 3340 |
| locality and postcode |  |

#### Indicative selling price

| I | For the meaning of t | this price see consu | mer.vic.gov.au/u | nderquoting |  |
|---|----------------------|----------------------|------------------|-------------|--|
|   | Range between        | \$460,000            | &                | \$490,000   |  |

# Median sale price

| Median price  | \$363,000  |    | Property type Vacant La |        | and        | Suburb    | Bacchus Marsh           |
|---------------|------------|----|-------------------------|--------|------------|-----------|-------------------------|
| Period - From | 01.04.2025 | to | 30.06.2025              | Source | REIV prope | rtydata.c | om.au/RPData/Core Logic |

# Comparable property sales

| This Statement of Information was prepared on: | 26.08.2025 |
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# Single residential property located outside the Melbourne metropolitan area

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| Property offered for sale | Pı | ro | perty | offe | ered | for | sale |
|---------------------------|----|----|-------|------|------|-----|------|
|---------------------------|----|----|-------|------|------|-----|------|

| Address Including suburb or locality and postcode | Lot 406 Martin Court, Bacchus Marsh Vic 3340 |
|---|--|
| licative selling pr                               | rice   |

# Indicative sell

| C 41 1 1        |         | !         |                | <i></i>      |         |
|-----------------|---------|-----------|----------------|--------------|---------|
| For the meaning | of this | price see | consumer.vic.q | iov.au/under | guoting |

| Range between | \$520,000 | & | \$560,000 |
|---------------|-----------|---|-----------|
|---------------|-----------|---|-----------|

### Median sale price

| Median price  | \$363,000  |    | Property type | e Vacant L | and.       | Suburb     | Bacchus Marsh           |
|---------------|------------|----|---------------|------------|------------|------------|-------------------------|
| Period - From | 01.04.2025 | to | 30.06.2025    | Source     | REIV prope | ertydata.c | om.au/RPData/Core Logic |

# Comparable property sales

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|--|------------|



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| Property offered for | sal | le |
|----------------------|-----|----|
|----------------------|-----|----|

| Address               |   |
|-----------------------|---|
| Including suburb or   | Lot 408 Arnold Road, Bacchus Marsh Vic 3340 |
| locality and postcode |   |

#### Indicative selling price

| For the meaning of t | his price see | consumer.vic.gov.au/u | nderquoting |
|----------------------|---------------|-----------------------|-------------|
|                      |               |                       |             |

| Range between \$395,000 | & | \$420,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

# Median sale price

| Median price  | \$363,000  |    | Property type Vacant |        | .and       | Suburb     | Bacchus Marsh           |
|---------------|------------|----|----------------------|--------|------------|------------|-------------------------|
| Period - From | 01.04.2025 | to | 30.06.2025           | Source | REIV prope | ertydata.c | om.au/RPData/Core Logic |

### Comparable property sales

| This Statement of Information was prepared on: | 26.08.2025 |
|--|------------|



# Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

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| Property offered for sale | Р | rop | ertv | offered | for | sale |
|---------------------------|---|-----|------|---------|-----|------|
|---------------------------|---|-----|------|---------|-----|------|

| Address               |   |
|-----------------------|---|
| Including suburb or   | Lot 409 Arnold Road, Bacchus Marsh Vic 3340 |
| locality and postcode |   |

### Indicative selling price

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

| Range between \$440 | ,000 & | \$475,000 |
|---------------------|--------|-----------|
|---------------------|--------|-----------|

### Median sale price

| Median price  | \$363,000  |    | Property type Vacant L |        | and        | Suburb     | Bacchus Marsh           |
|---------------|------------|----|------------------------|--------|------------|------------|-------------------------|
| Period - From | 01.04.2025 | to | 30.06.2025             | Source | REIV prope | ertydata.c | om.au/RPData/Core Logic |

### Comparable property sales

| This Statement of Information was prepared on: | 26.08.2025 |
|--|------------|



# Single residential property located outside the Melbourne metropolitan area

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| Address               |   |
|-----------------------|---|
| Including suburb or   | Lot 410 Arnold Road, Bacchus Marsh Vic 3340 |
| locality and postcode |   |

### Indicative selling price

|           |         |         |           |                   | , .       |        |
|-----------|---------|---------|-----------|-------------------|-----------|--------|
| ⊢∩r the i | meanina | of this | nrice see | consumer.vic.gov. | au/underd | ⊔∩tına |
|           |         |         |           |                   |           |        |

| Range between \$490,000 | & | \$525,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

### Median sale price

| Median price  | \$363,000  |    | Property type | Vacant L | and.       | Suburb    | Bacchus Marsh           |
|---------------|------------|----|---------------|----------|------------|-----------|-------------------------|
| Period - From | 01.04.2025 | to | 30.06.2025    | Source   | REIV prope | rtydata.c | om.au/RPData/Core Logic |

### Comparable property sales

|  | -          |
|--|------------|
| This Statement of Information was prepared on: | 11.11.2025 |



# Single residential property located outside the Melbourne metropolitan area

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| Property offered for sale |
|---------------------------|
|---------------------------|

| Address               |   |
|-----------------------|---|
| Including suburb or   | Lot 413 Arnold Road, Bacchus Marsh Vic 3340 |
| locality and postcode |   |

#### Indicative selling price

| F | or the meaning | of this price | see consu | mer.vic.gov. | au/under | quoting |
|---|----------------|---------------|-----------|--------------|----------|---------|
| 1 |                |               |           |              |          |         |

| Range between \$470,000 & \$495,000 | Range between | \$470,000 | & | \$495,000 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

### Median sale price

| Median price  | \$363,000  |    | Property type Vacan |        | Land                                       | Suburb | Bacchus Marsh           |
|---------------|------------|----|---------------------|--------|--|--------|-------------------------|
| Period - From | 01.04.2025 | to | 30.06.2025          | Source | REIV propertydata.com.au/RPData/Core Logic |        | om.au/RPData/Core Logic |

#### Comparable property sales

| This Statement of information was prepared on. 26.06.2025 | This Statement of Information was prepared on | 26.08.2025 |
|---|---|------------|
|---|---|------------|



# Single residential property located outside the Melbourne metropolitan area

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### Property offered for sale

| Address               |   |
|-----------------------|---|
| Including suburb or   | Lot 414 Arnold Road, Bacchus Marsh Vic 3340 |
| locality and postcode |   |

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |               |           |   |           |  |
|--|---------------|-----------|---|-----------|--|
|  | Range between | \$395,000 | & | \$420,000 |  |

### Median sale price

| Median price  | \$363,000  |    | Property ty | Property type Vacant Land |  | Suburb | Bacchus Marsh           |
|---------------|------------|----|-------------|---------------------------|--|--------|-------------------------|
| Period - From | 01.04.2025 | to | 30.06.2025  | Source                    | REIV propertydata.com.au/RPData/Core Logic |        | om.au/RPData/Core Logic |

#### Comparable property sales

| This Statement of Information was prepared on: | 26.09.2025  |
|--|-------------|
| This Statement of information was prepared on. | 120.00.2023 |



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| Property offered for sale | Pı | ro | perty | offe | ered | for | sale |
|---------------------------|----|----|-------|------|------|-----|------|
|---------------------------|----|----|-------|------|------|-----|------|

| Address               |   |
|-----------------------|---|
| Including suburb or   | Lot 415 Arnold Road, Bacchus Marsh Vic 3340 |
| locality and postcode |   |

### Indicative selling price

| The state of the barriers of the barriers |                 |                | . /            |
|---|-----------------|----------------|----------------|
| For the meaning of this                   | price see consu | mer.vic.gov.at | ı/unaerquotinc |

| Range between | \$430,000 | & | \$465,000 |
|---------------|-----------|---|-----------|

### Median sale price

| Median price  | \$363,000  |    | Property type Vacan |        | /acant Land                                |  | Bacchus Marsh           |
|---------------|------------|----|---------------------|--------|--|--|-------------------------|
| Period - From | 01.04.2025 | to | 30.06.2025          | Source | REIV propertydata.com.au/RPData/Core Logic |  | om.au/RPData/Core Logic |

### Comparable property sales

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| Property offered for sale | Pı | ro | perty | offe | ered | for | sale |
|---------------------------|----|----|-------|------|------|-----|------|
|---------------------------|----|----|-------|------|------|-----|------|

| Address               |   |  |
|-----------------------|---|--|
| Including suburb or   | Lot 417 Arnold Road, Bacchus Marsh Vic 3340 |  |
| locality and postcode |   |  |

### Indicative selling price

|           |         |         |           |                | , ,                |        |
|-----------|---------|---------|-----------|----------------|--------------------|--------|
| ⊢∩r the   | meaning | of this | nrice see | consumer.vic.o | nov ali/lindero    | ⊔∩tına |
| 1 01 1110 | meaning | OI HIIO | price see | CONSUMING NO.  | 10 v.au/ ai iaci q | uoung  |

| Range between | \$460,000 | & | \$495,000 |
|---------------|-----------|---|-----------|

### Median sale price

| Median price  | \$363,000  |    | Property type Vacant L |        | and.                                       | Suburb | Bacchus Marsh           |
|---------------|------------|----|------------------------|--------|--|--------|-------------------------|
| Period - From | 01.04.2025 | to | 30.06.2025             | Source | REIV propertydata.com.au/RPData/Core Logic |        | om.au/RPData/Core Logic |

### Comparable property sales

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|--|------------|



# Single residential property located outside the Melbourne metropolitan area

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| Property offered for sal |
|--------------------------|
|--------------------------|

| Address               |  |
|-----------------------|--|
| Including suburb or   | Lot 401 Martin Court, Bacchus Marsh Vic 3340 |
| locality and postcode |  |

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |               |           |   |           |  |
|--|---------------|-----------|---|-----------|--|
|  | Range hetween | \$370,000 | & | \$390,000 |  |

# Median sale price

| Median price  | \$363,000  |    | Property type Vacant L |        | and.                                       | Suburb | Bacchus Marsh           |
|---------------|------------|----|------------------------|--------|--|--------|-------------------------|
| Period - From | 01.04.2025 | to | 30.06.2025             | Source | REIV propertydata.com.au/RPData/Core Logic |        | om.au/RPData/Core Logic |

### Comparable property sales

| This Statement of Information was prepared on: | 26.08.2025 |
|--|------------|



