

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	14 Clarinda Street, Bacchus Marsh, Vic 3340
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Indicative selling price

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

range between	\$640,000	&	\$680,000
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Median sale price

Median price	\$620,000	Property type	House	Suburb	Bacchus Marsh
Period - From	01/01/2025	to	31/12/2025	Source	 PropTrack

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 eighteen 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
29 Margaret Drive, Bacchus Marsh, VIC 3340	\$670,000	18/06/2025
11 White Avenue, Bacchus Marsh, VIC 3340	\$651,000	20/02/2025
5 Gulline Cl, Bacchus Marsh, VIC 3340	\$680,000	25/02/2025

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 eighteen months.

This Statement of Information was prepared on: 20/01/2026