

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

2 Simone Road, Bacchus Marsh, Vic 3340

Indicative selling price

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

range between

\$620,000

&

\$660,000

Median sale price

Median price

\$649,500

Property type

House

Suburb

Bacchus Marsh

Period - From

01/08/2025

to

31/10/2025

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
4 Kyle Way, Bacchus Marsh, VIC 3340	\$660,000	28/02/2025
11 Steele Court, Bacchus Marsh, VIC 3340	\$670,000	06/08/2024
27 Clifton Drive, Bacchus Marsh, VIC 3340	\$620,333	01/08/2025

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: 05/11/2025