

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 22 McCullagh Street Bacchus Marsh VIC 3340

Indicative selling price

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

Single price N/A or range between \$599,000 & \$649,000

Median sale price

Median price \$416,000 *House X *Unit Suburb Bacchus Marsh
Period - From Jun 2017 to Jul 2018 Source Core Logic / RP data

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
33 Gisborne Road Bacchus Marsh VIC 3340	\$625,000	24-Mar-18
33 Clarinda Street Bacchus Marsh VIC 3340	\$610,000	17-Apr-18
17 Alice Close Bacchus Marsh VIC 3340	\$620,000	01-May-18