

# STATEMENT OF INFORMATION

77 BURBIDGE DRIVE, BACCHUS MARSH, VIC 3340

PREPARED BY JODI NASH, SWEENEY ESTATE AGENTS (BACCHUS MARSH)

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**77 BURBIDGE DRIVE, BACCHUS MARSH,** - - -

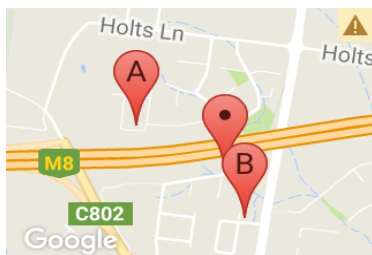
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range:** **165,000 to 180,000**

Provided by: Jodi Nash, Sweeney Estate Agents (Bacchus Marsh)

## MEDIAN SALE PRICE



**BACCHUS MARSH, VIC, 3340**

Suburb Median Sale Price (Vacant Land)

**\$162,000**

01 April 2017 to 31 March 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



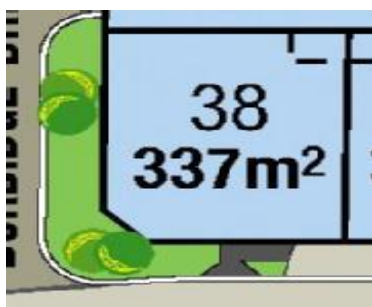
**4 CROMARTY CCT, DARLEY, VIC 3340** - - -

Sale Price

**\$165,000**

Sale Date: 12/10/2017

Distance from Property: 331m



**105 BURBIDGE DR, BACCHUS MARSH, VIC** - - -

Sale Price

**\$150,000**

Sale Date: 08/01/2018

Distance from Property: 182m



This report has been compiled on 05/04/2018 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

77 BURBIDGE DRIVE, BACCHUS MARSH, VIC 3340

Indicative selling price

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Price Range:

165,000 to 180,000

Median sale price

Median price

\$162,000

House

Unit


Suburb

BACCHUS MARSH

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
4 CROMARTY CCT, DARLEY, VIC 3340	\$165,000	12/10/2017
105 BURBIDGE DR, BACCHUS MARSH, VIC 3340	\$150,000	08/01/2018