



## STATEMENT OF INFORMATION

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### HOUSE Offered for Sale

26 Okeefe Crescent Bacchus Marsh VIC 3340

3 2 3

### Indicative Selling Price

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

Range between \$449,000 & \$479,000

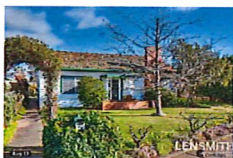
### Median Sale Price

\$397,500 Houses in Bacchus marsh between Nov 2016 - Oct 2017

Source: CoreLogic

### Comparable Property Sales

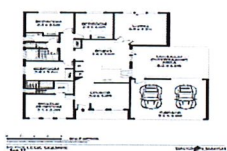
These are the 3 properties sold within 5 kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



5 Dickie Street Bacchus Marsh VIC 3340 Sold Price **\$450,000** Sold Date **03-Aug-17**  
 3 1 1 Distance **0.65km**



5 Hamilton Court Bacchus Marsh VIC 3340 Sold Price **\$470,000** Sold Date **08-Jun-17**  
 3 2 3 Distance **1km**



33 College Square Bacchus Marsh VIC 3340 Sold Price **\$460,000** Sold Date **05-Sep-17**  
 4 2 2 Distance **1.77km**

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