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

101 Connor Street Bacchus Marsh VIC 3340

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$199,000	&	\$215,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$226,500	Prope	erty type	pe Land		Suburb	Bacchus Marsh
Period-from	01 Apr 2019	to	31 Mar 2	2020	Source		Corelogic

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 18 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
74 Connor Street Bacchus Marsh VIC 3340	\$205,000	20-Mar-20
79 Connor Street Bacchus Marsh VIC 3340	\$195,000	29-Aug-19
81 Connor Street Bacchus Marsh VIC 3340	\$185,000	05-Aug-19

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 18 months.

This Statement of Information was prepared on: 03 April 2020





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74 Connor Street Bacchus Marsh VIC 3340

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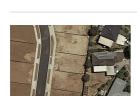
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RS \$205,000 Sold Date 20-Mar-20

Distance

0.05km



79 Connor Street Bacchus Marsh VIC 3340

Sold Price

Sold Price

\$195,000 Sold Date 29-Aug-19

Distance 0.1km



81 Connor Street Bacchus Marsh VIC 3340

Sold Price

\$185,000 Sold Date 05-Aug-19

Distance 0.12km

RS = Recent sale

UN = Undisclosed Sale

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