

STATEMENT OF INFORMATION

6/276 MAIN STREET, BACCHUS MARSH, VIC 3340

PREPARED BY BELINDA LEWIN, SWEENEY BACCHUS MARSH

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6/276 MAIN STREET, BACCHUS MARSH,

2 1 1

Indicative Selling Price

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

Single Price: **\$399,000**

Provided by: Belinda Lewin, Sweeney Bacchus Marsh

MEDIAN SALE PRICE



BACCHUS MARSH, VIC, 3340

Suburb Median Sale Price (Unit)

\$300,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



10/260 MAIN ST, BACCHUS MARSH, VIC 3340

2 1 1

Sale Price

\$395,000

Sale Date: 29/11/2017

Distance from Property: 99m



4/7 FISKEN ST, BACCHUS MARSH, VIC 3340

2 1 1

Sale Price

***\$265,000**

Sale Date: 05/08/2017

Distance from Property: 423m



1/234 MAIN ST, BACCHUS MARSH, VIC 3340

2 1 1

Sale Price

\$305,000

Sale Date: 01/07/2017

Distance from Property: 403m



This report has been compiled on 10/04/2018 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2018 - 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

6/276 MAIN STREET, BACCHUS MARSH, VIC 3340

Indicative selling price

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

Single Price:

\$399,000

Median sale price

Median price

\$300,000

House

Unit

X


Suburb

BACCHUS MARSH

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
10/260 MAIN ST, BACCHUS MARSH, VIC 3340	\$395,000	29/11/2017
4/7 FISKEN ST, BACCHUS MARSH, VIC 3340	*\$265,000	05/08/2017
1/234 MAIN ST, BACCHUS MARSH, VIC 3340	\$305,000	01/07/2017