



STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

3/224 Main Street Bacchus Marsh VIC 3340

2 1 1

Indicative Selling Price

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

Range between \$299,000 & \$320,000

Median Sale Price

\$312,000 Units in Bacchus marsh between 01 Apr 2018 - 31 Mar 2019

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.



8/20-26 Simpson Street Bacchus Marsh VIC 3340

2 1 1

Sold Price **\$322,500** Sold Date **01-Mar-19**

Distance **0.13km**



1/10 Lord Street Bacchus Marsh VIC 3340

2 1 1

Sold Price ^{RS} **\$300,000** ^{UN} Sold Date **20-Mar-19**

Distance **0.19km**



3/7 Fiskin Street Bacchus Marsh VIC 3340

2 1 1

Sold Price **\$320,000** Sold Date **24-Mar-19**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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