

STATEMENT OF INFORMATION

17 ALICE CLOSE, BACCHUS MARSH, VIC 3340

PREPARED BY BELINDA LEWIN, SWEENEY BACCHUS MARSH

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 ALICE CLOSE, BACCHUS MARSH, VIC



Indicative Selling Price

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

Price Range: \$620,000 to \$650,000

Provided by: Belinda Lewin, Sweeney Bacchus Marsh

MEDIAN SALE PRICE



BACCHUS MARSH, VIC, 3340

Suburb Median Sale Price (House)

\$415,000

01 January 2017 to 31 December 2017

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.



17 LONE PINE SQ, BACCHUS MARSH, VIC



Sale Price

***\$441,000**

Sale Date: 16/01/2018

Distance from Property: 292m



110 CLIFTON DR, BACCHUS MARSH, VIC



Sale Price

\$555,000

Sale Date: 16/10/2017

Distance from Property: 300m



9 ASCOT AVE, BACCHUS MARSH, VIC



Sale Price

\$555,000

Sale Date: 05/09/2017

Distance from Property: 306m



This report has been compiled on 06/03/2018 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

17 ALICE CLOSE, BACCHUS MARSH, VIC 3340

Indicative selling price

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

Price Range:

\$620,000 to \$650,000

Median sale price

Median price

\$415,000

House

X

Unit


Suburb

BACCHUS MARSH

Period

01 January 2017 to 31 December 2017

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 |
|--|------------|--------------|
| 17 LONE PINE SQ, BACCHUS MARSH, VIC 3340 | *\$441,000 | 16/01/2018 |
| 110 CLIFTON DR, BACCHUS MARSH, VIC 3340 | \$555,000 | 16/10/2017 |
| 9 ASCOT AVE, BACCHUS MARSH, VIC 3340 | \$555,000 | 05/09/2017 |