

STATEMENT OF INFORMATION

1 MCCULLAGH STREET, BACCHUS MARSH, VIC 3340

PREPARED BY BELINDA LEWIN, SWEENEY BACCHUS MARSH

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 MCCULLAGH STREET, BACCHUS

3 2 2

Indicative Selling Price

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

Price Range: **\$450,000 to \$470,000**

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.



7 ATLEY ST, BACCHUS MARSH, VIC 3340

3 2 2

Sale Price

***\$505,000**

Sale Date: 04/12/2017

Distance from Property: 413m



2 HAMILTON CRT, BACCHUS MARSH, VIC 3340

3 2 2

Sale Price

Price Withheld

Sale Date: 29/09/2017

Distance from Property: 135m



2 HAMILTON CRT, BACCHUS MARSH, VIC 3340

3 2 2

Sale Price

\$495,000

Sale Date: 28/09/2017

Distance from Property: 135m



This report has been compiled on 19/02/2018 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

1 MCCULLAGH STREET, BACCHUS MARSH, VIC 3340

Indicative selling price

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

Price Range: \$450,000 to \$470,000

Median sale price

Median price

\$415,000

House

Unit

Suburb

BACCHUS MARSH

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

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 |
|---|----------------|--------------|
| 7 ATLEY ST, BACCHUS MARSH, VIC 3340 | *\$505,000 | 04/12/2017 |
| 2 HAMILTON CRT, BACCHUS MARSH, VIC 3340 | Price Withheld | 29/09/2017 |
| 2 HAMILTON CRT, BACCHUS MARSH, VIC 3340 | \$495,000 | 28/09/2017 |