

# STATEMENT OF INFORMATION

146 UNDERBANK BOULEVARD, BACCHUS MARSH, VIC 3340

PREPARED BY JODI NASH, SWEENEY ESTATE AGENTS (BACCHUS MARSH)

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**146 UNDERBANK BOULEVARD, BACCHUS**  3  2  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **385,000 to 395,000**

Provided by: Jodi Nash, Sweeney Estate Agents (Bacchus Marsh)

## MEDIAN SALE PRICE

**BACCHUS MARSH, VIC, 3340**

Suburb Median Sale Price (House)

**\$400,000**

01 October 2016 to 30 September 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.

**52 UNDERBANK BVD, BACCHUS MARSH, VIC** 3  2  1

Sale Price

**\*\$429,000**

Sale Date: 25/11/2017

Distance from Property: 403m

**5 TODMAN CL, BACCHUS MARSH, VIC 3340** 3  2  2

Sale Price

**\*\$422,000**

Sale Date: 02/10/2017

Distance from Property: 364m

**2 ROSEHILL DR, BACCHUS MARSH, VIC 3340** 3  1  1

Sale Price

**\$330,000**

Sale Date: 09/09/2017

Distance from Property: 271m

This report has been compiled on 11/12/2017 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

146 UNDERBANK BOULEVARD, BACCHUS MARSH, VIC 3340

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

385,000 to 395,000

Median sale price

Median price

\$400,000

House

X

Unit


Suburb

BACCHUS MARSH

Period

01 October 2016 to 30 September 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
52 UNDERBANK BVD, BACCHUS MARSH, VIC 3340	*\$429,000	25/11/2017
5 TODMAN CL, BACCHUS MARSH, VIC 3340	*\$422,000	02/10/2017
2 ROSEHILL DR, BACCHUS MARSH, VIC 3340	\$330,000	09/09/2017