

STATEMENT OF INFORMATION

69 BURBIDGE DRIVE, BACCHUS MARSH, VIC

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

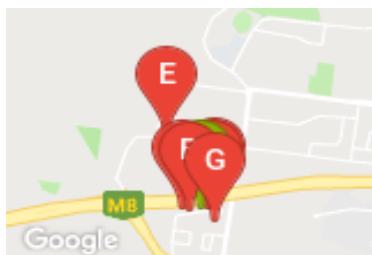
**69 BURBIDGE DRIVE, BACCHUS MARSH,** 4 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **185,000 to 200,000**

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

MEDIAN SALE PRICE

**BACCHUS MARSH, VIC, 3340**

Suburb Median Sale Price (Vacant Land)

\$181,250

01 July 2017 to 30 June 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.

**1 TRASK RISE, BACCHUS MARSH, VIC 3340** 4 2 2

Sale Price

\$170,000

Sale Date: 25/04/2018

Distance from Property: 72m

**53 BURBIDGE DR, BACCHUS MARSH, VIC 3340** 4 2 2

Sale Price

\$165,000

Sale Date: 17/02/2018

Distance from Property: 81m

**3 TRASK RISE, BACCHUS MARSH, VIC 3340** 3 2 1

Sale Price

\$170,000

Sale Date: 29/04/2018

Distance from Property: 86m

This report has been compiled on 06/08/2018 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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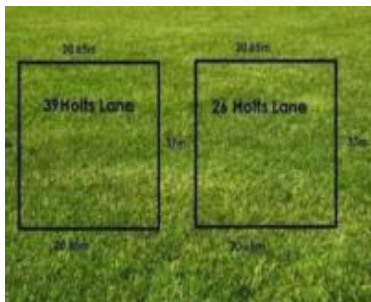
77 BURBIDGE DR, BACCHUS MARSH, VIC 3340 3 2 1

Sale Price

\$170,000

Sale Date: 19/04/2018

Distance from Property: 40m



152 HOLTS LANE, DARLEY, VIC 3340 3 2 2

Sale Price

\$232,000

Sale Date: 03/03/2018

Distance from Property: 574m



45 BURBIDGE DR, BACCHUS MARSH, VIC 3340 3 2 1

Sale Price

\$165,000

Sale Date: 17/02/2018

Distance from Property: 121m



64 BURBIDGE DR, BACCHUS MARSH, VIC 3340 - - -

Sale Price

***\$200,000**

Sale Date: 09/07/2018

Distance from Property: 125m



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

69 BURBIDGE DRIVE, BACCHUS MARSH, VIC

Indicative selling price

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

Price Range:

185,000 to 200,000

Median sale price

Median price

\$181,250

House

X

Unit


Suburb

BACCHUS MARSH

Period

01 July 2017 to 30 June 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
1 TRASK RISE, BACCHUS MARSH, VIC 3340	\$170,000	25/04/2018
53 BURBIDGE DR, BACCHUS MARSH, VIC 3340	\$165,000	17/02/2018
3 TRASK RISE, BACCHUS MARSH, VIC 3340	\$170,000	29/04/2018
77 BURBIDGE DR, BACCHUS MARSH, VIC 3340	\$170,000	19/04/2018

152 HOLTS LANE, DARLEY, VIC 3340	\$232,000	03/03/2018
45 BURBIDGE DR, BACCHUS MARSH, VIC 3340	\$165,000	17/02/2018
64 BURBIDGE DR, BACCHUS MARSH, VIC 3340	*\$200,000	09/07/2018