

STATEMENT OF INFORMATION

3/5 STANDFIELD STREET, BACCHUS MARSH, VIC 3340

PREPARED BY BELINDA LEWIN, SWEENEY BACCHUS MARSH

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/5 STANDFIELD STREET, BACCHUS

2 1 1

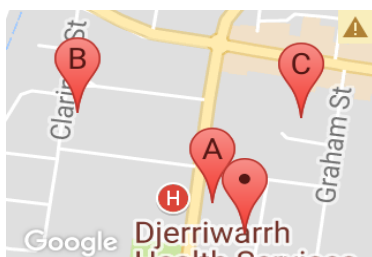
Indicative Selling Price

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

Price Range: \$220,000 to \$229,000

Provided by: Belinda Lewin, Sweeney Bacchus Marsh

MEDIAN SALE PRICE



BACCHUS MARSH, VIC, 3340

Suburb Median Sale Price (Unit)

\$290,000

01 July 2016 to 30 June 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.



1/30 GRANT ST, BACCHUS MARSH, VIC 3340

2 1 1

Sale Price

\$225,000

Sale Date: 19/11/2016

Distance from Property: 77m



2 CLARINDA ST, BACCHUS MARSH, VIC 3340

3 - -

Sale Price

\$369,000

Sale Date: 15/03/2017

Distance from Property: 349m



3/5 GRAHAM ST, BACCHUS MARSH, VIC 3340

3 1 1

Sale Price

\$305,000

Sale Date: 03/03/2017

Distance from Property: 226m



This report has been compiled on 31/08/2017 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2017 - 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

3/5 STANDFIELD STREET, BACCHUS MARSH, VIC 3340

Indicative selling price

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

Price Range:

\$220,000 to \$229,000

Median sale price

Median price

\$290,000

House

Unit

X


Suburb

BACCHUS MARSH

Period

01 July 2016 to 30 June 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 |
|--|-----------|--------------|
| 1/30 GRANT ST, BACCHUS MARSH, VIC 3340 | \$225,000 | 19/11/2016 |
| 2 CLARINDA ST, BACCHUS MARSH, VIC 3340 | \$369,000 | 15/03/2017 |
| 3/5 GRAHAM ST, BACCHUS MARSH, VIC 3340 | \$305,000 | 03/03/2017 |