

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

5 Cashmore Court Bacchus Marsh VIC 3340

Indicative selling price

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

Single price or range between &

\$550,000

&

\$575,000

Median sale price

Median price *House ☒ *Unit ☐ Suburb

\$433,750

*House

X

*Unit

Suburb

Bacchus Marsh VIC 3340

Period - From to

Aug 2017

to Jul 2018

Source

Core Logic / RP data

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 - 9 Peter Pan Place Bacchus Marsh VIC 3340	\$515,000	12-Jun-18
2 - 5 Jeffreys Court Bacchus Marsh VIC 3340	\$505,000	22-Mar-17
3 - 90 Halletts Way Bacchus Marsh VIC 3340	\$505,000	11-Jul-17