

STATEMENT OF INFORMATION

34 MCLACHLAN STREET, BACCHUS MARSH, VIC 3340

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



34 MCLACHLAN STREET, BACCHUS



Indicative Selling Price

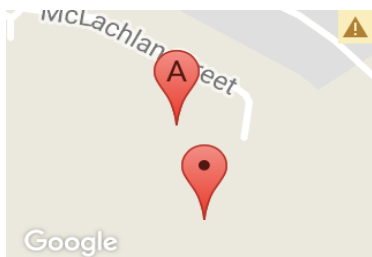
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

250,000 to 270,000

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

MEDIAN SALE PRICE



BACCHUS MARSH, VIC, 3340

Suburb Median Sale Price (Vacant Land)

\$165,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



13 EARL ST, BACCHUS MARSH, VIC 3340



Sale Price

***\$252,000**

Sale Date: 22/05/2018

Distance from Property: 87m



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	34 MCLACHLAN STREET, BACCHUS MARSH, VIC 3340
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Indicative selling price

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

Price Range:	250,000 to 270,000
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Median sale price

Median price	\$165,000	House		Unit		Suburb	BACCHUS MARSH
Period	01 April 2017 to 31 March 2018			Source			

Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
13 EARL ST, BACCHUS MARSH, VIC 3340	*\$252,000	22/05/2018