

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 Connor Street Bacchus Marsh VIC 3340

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$539,000

&

\$559,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Bacchus Marsh

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

20 George Street Bacchus Marsh VIC 3340	\$550,000	23-Apr-21
52 Young Street Bacchus Marsh VIC 3340	\$555,000	04-Mar-21
110 Stonehill Drive Maddingley VIC 3340	\$557,500	07-Apr-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 02 July 2021



**20 George Street Bacchus Marsh
VIC 3340**

 -  -  -

Sold Price

\$550,000

Sold Date

23-Apr-21

Distance

1.21km



**52 Young Street Bacchus Marsh VIC
3340**

 2  1  -

Sold Price

\$555,000

Sold Date

04-Mar-21

Distance

1.29km



**110 Stonehill Drive Maddingley VIC
3340**

 4  2  4

Sold Price

\$557,500

Sold Date

07-Apr-21

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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