

## HOUSE Offered for Sale

2 Boyd Street Bacchus Marsh VIC 3340

 2  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$449,000 & \$479,000













## Median Sale Price

\$455,000 Houses in Bacchus marsh between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.

|   |   |            |                  |           |                  |
|---|---|------------|------------------|-----------|------------------|
|  | <b>1 Sutherland Street Bacchus Marsh VIC 3340</b>   | Sold Price | <b>\$480,000</b> | Sold Date | <b>15-Sep-18</b> |
|   |  3  1  |            |                  | Distance  | <b>0.28km</b>    |
|  | <b>75 Main Street Bacchus Marsh VIC 3340</b>  | Sold Price | <b>\$420,000</b> | Sold Date | <b>11-Aug-18</b> |
|   |  2  1  |            |                  | Distance  | <b>0.89km</b>    |
|  | <b>73 Main Street Bacchus Marsh VIC 3340</b>  | Sold Price | <b>\$450,000</b> | Sold Date | <b>28-May-18</b> |
|   |  3  1  |            |                  | Distance  | <b>0.9km</b>     |

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