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## HOUSE Offered for Sale

2 Simmons Drive Bacchus Marsh VIC 3340

 3    2    2

## Indicative Selling Price

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

Range between \$399,000 &amp; \$435,000

## Median Sale Price

\$394,500 Houses in Bacchus marsh between Nov 2016 - Oct 2017

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.


**16 College Square Bacchus Marsh  
VIC 3340**
 4    2    2

Sold Price   **\$405,000**   Sold Date   **18-Oct-17**

Distance   **0.15km**

**33 College Square Bacchus Marsh  
VIC 3340**
 4    2    2

Sold Price   **\$460,000**   Sold Date   **05-Sep-17**

Distance   **0.18km**

**9A Pike Place Bacchus Marsh VIC  
3340**
 3    2    2

Sold Price   **\$450,000**   Sold Date   **21-Sep-17**

Distance   **0.27km**

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