

STATEMENT OF INFORMATION

53 HALLETTS WAY, BACCHUS MARSH, VIC 3340

PREPARED BY BELINDA LEWIN, SWEENEY BACCHUS MARSH

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

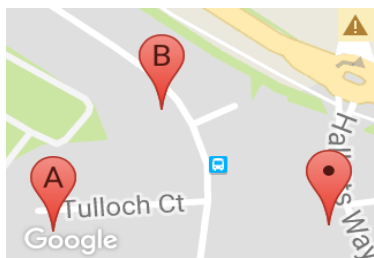
**53 HALLETTS WAY, BACCHUS MARSH,**

3
 1
 2

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$455,000 to \$475,000**

Provided by: Belinda Lewin, Sweeney Bacchus Marsh

MEDIAN SALE PRICE

**BACCHUS MARSH, VIC, 3340**

Suburb Median Sale Price (House)

\$419,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**5 TULLOCH CRT, BACCHUS MARSH, VIC 3340**

3
 1
 1

Sale Price***\$413,000**

Sale Date: 28/03/2018

Distance from Property: 225m

**20 UNDERBANK BVD, BACCHUS MARSH, VIC**

3
 2
 1

Sale Price***\$445,000**

Sale Date: 29/01/2018

Distance from Property: 171m

**1 BURBIDGE DR, BACCHUS MARSH, VIC 3340**

3
 2
 2

Sale Price***\$400,000**

Sale Date: 15/01/2018

Distance from Property: 593m

This report has been compiled on 23/04/2018 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

53 HALLETTS WAY, BACCHUS MARSH, VIC 3340

Indicative selling price

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

Price Range:

\$455,000 to \$475,000

Median sale price

Median price

\$419,000

House

X

Unit


Suburb

BACCHUS MARSH

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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 |
|---|------------|--------------|
| 5 TULLOCH CRT, BACCHUS MARSH, VIC 3340 | *\$413,000 | 28/03/2018 |
| 20 UNDERBANK BVD, BACCHUS MARSH, VIC 3340 | *\$445,000 | 29/01/2018 |
| 1 BURBIDGE DR, BACCHUS MARSH, VIC 3340 | *\$400,000 | 15/01/2018 |