

STATEMENT OF INFORMATION

1 TRASK RISE, BACCHUS MARSH, VIC 3340

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 TRASK RISE, BACCHUS MARSH, VIC

4 2 2

Indicative Selling Price

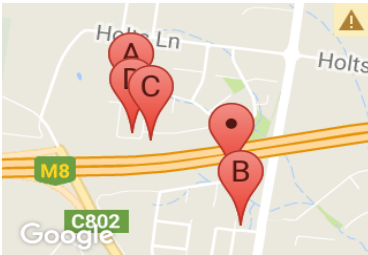
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

165,000 to 170,000

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

MEDIAN SALE PRICE



BACCHUS MARSH, VIC, 3340

Suburb Median Sale Price (Vacant Land)

\$162,000

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.



18 CROMARTY CCT, DARLEY, VIC 3340

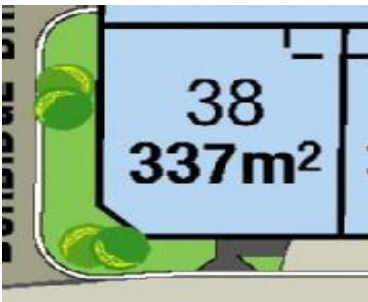
4 2 2

Sale Price

\$150,000

Sale Date: 23/10/2017

Distance from Property: 414m



105 BURBIDGE DR, BACCHUS MARSH, VIC

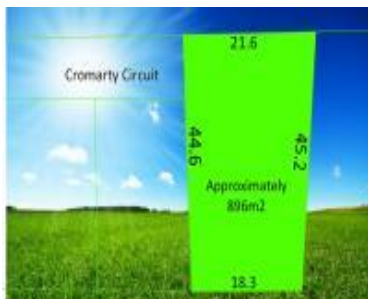
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Sale Price

\$150,000

Sale Date: 08/01/2018

Distance from Property: 171m



3 CROMARTY CCT, DARLEY, VIC 3340

- - -

Sale Price

\$150,000

Sale Date: 10/10/2017

Distance from Property: 296m



This report has been compiled on 05/04/2018 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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4 CROMARTY CCT, DARLEY, VIC 3340



Sale Price

\$165,000

Sale Date: 12/10/2017

Distance from Property: 361m



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

1 TRASK RISE, BACCHUS MARSH, VIC 3340

Indicative selling price

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

Price Range:

165,000 to 170,000

Median sale price

Median price

\$162,000

House

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
18 CROMARTY CCT, DARLEY, VIC 3340	\$150,000	23/10/2017
105 BURBIDGE DR, BACCHUS MARSH, VIC 3340	\$150,000	08/01/2018
3 CROMARTY CCT, DARLEY, VIC 3340	\$150,000	10/10/2017
4 CROMARTY CCT, DARLEY, VIC 3340	\$165,000	12/10/2017