

STATEMENT OF INFORMATION

4/12 GEORGE STREET, BACCHUS MARSH, VIC 3340

PREPARED BY SWEENEY ESTATE AGENTS (BACCHUS MARSH)

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/12 GEORGE STREET, BACCHUS MARSH,  2  1  1

Indicative Selling Price

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

Price Range: **\$240,000 to \$250,000**

MEDIAN SALE PRICE



BACCHUS MARSH, VIC, 3340

Suburb Median Sale Price (Unit)

\$290,000

01 July 2016 to 30 June 2017

Provided by: 

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.



6/20 SIMPSON ST, BACCHUS MARSH, VIC 3340  2  1  1

Sale Price

Price Withheld

Sale Date: 19/08/2017

Distance from Property: 728m



4/7 FISKEN ST, BACCHUS MARSH, VIC 3340  2  1  1

Sale Price

***\$265,000**

Sale Date: 05/08/2017

Distance from Property: 791m



1/234 MAIN ST, BACCHUS MARSH, VIC 3340  2  1  1

Sale Price

***\$305,000**

Sale Date: 18/07/2017

Distance from Property: 652m



This report has been compiled on 23/08/2017 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2017 - 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

4/12 GEORGE STREET, BACCHUS MARSH, VIC 3340

Indicative selling price

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

Price Range:

\$240,000 to \$250,000

Median sale price

Median price

\$290,000

House

Unit

X


Suburb

BACCHUS MARSH

Period

01 July 2016 to 30 June 2017

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
6/20 SIMPSON ST, BACCHUS MARSH, VIC 3340	Price Withheld	19/08/2017
4/7 FISKEN ST, BACCHUS MARSH, VIC 3340	*\$265,000	05/08/2017
1/234 MAIN ST, BACCHUS MARSH, VIC 3340	*\$305,000	18/07/2017