

# STATEMENT OF INFORMATION

4/12 GEORGE STREET, BACCHUS MARSH, VIC 3340 PREPARED BY SWEENEY ESTATE AGENTS (BACCHUS MARSH)

# SWEENEY

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 4/12 GEORGE STREET, BACCHUS MARSH, 🕮 2 🕒 1







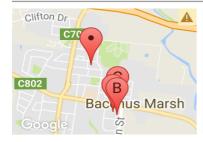
**Indicative Selling Price** 

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: 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.



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







Sale Price

**Price Withheld** 

Sale Date: 19/08/2017

Distance from Property: 728m





4/7 FISKEN ST, BACCHUS MARSH, VIC 3340







Sale Price

**\*\$265,000** 

Sale Date: 05/08/2017

Distance from Property: 791m





1/234 MAIN ST, BACCHUS MARSH, VIC 3340







**Sale Price** 

\*\$305,000

Sale Date: 18/07/2017

Distance from Property: 652m

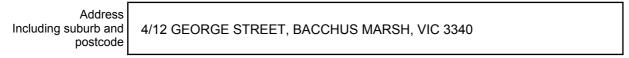


# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

## Property offered for sale



# 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 🔀	Suburb	BACCHUS MARSH	
Period	01 July 2016 to 30 June 2017		Source	p	pricefinder	

### 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

