

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 22 McCullagh Street Bacchus Marsh VIC 3340

### Indicative selling price

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

Single price N/A or range between \$599,000 & \$649,000

### Median sale price

Median price \$416,000 \*House X \*Unit Suburb Bacchus Marsh  
Period - From Jun 2017 to Jul 2018 Source Core Logic / RP data

### Comparable property sales

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|---|-----------|--------------|
| 33 Gisborne Road Bacchus Marsh VIC 3340   | \$625,000 | 24-Mar-18    |
| 33 Clarinda Street Bacchus Marsh VIC 3340 | \$610,000 | 17-Apr-18    |
| 17 Alice Close Bacchus Marsh VIC 3340     | \$620,000 | 01-May-18    |