Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	41 George Street Bacchus Marsh VIC 3340

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$559,000	&	$589,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$540,000	Property type	House	Suburb	Bacchus Marsh
Period-from	01 Jul 2020	to	30 Jun 2021	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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
12 Costello Close Bacchus Marsh VIC 3340	$505,000	04-Feb-21
58 Young Street Bacchus Marsh VIC 3340	$450,000	28-Jan-21
15 McFarland Street Bacchus Marsh VIC 3340	$470,500	24-Dec-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 06 July 2021

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12 Costello Close Bacchus Marsh VIC 3340

3 2 2

Sold Price RS $505,000 Sold Date 04-Feb-21

Distance 0.2km



58 Young Street Bacchus Marsh VIC 3340

3 1 2

Sold Price $450,000 Sold Date 28-Jan-21

Distance 0.29km



15 McFarland Street Bacchus Marsh VIC 3340

3 1 1

Sold Price $470,500 Sold Date 24-Dec-20

Distance 0.44km



41 Gisborne Road Bacchus Marsh VIC 3340

3 2 2

Sold Price $596,000 Sold Date 19-Jan-21

Distance 0.47km



18 Malcolm Street Bacchus Marsh VIC 3340

3 2 1

Sold Price $532,000 Sold Date 10-Mar-21

Distance 0.87km

RS = Recent sale **UN** = Undisclosed Sale

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