

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 or
locality and postcode

Lot 4/407 Old Melbourne Road, Ballan Vic 3342

Indicative selling price

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

Single price

\$225,000.00

Median sale price

(*Delete house or unit as applicable)

Median price

\$439,000.00

*House

x

Suburb
or locality

Ballan Vc 3342

Period - From

06/07/2018

to

06/08/2018

Source

Realestate.com.au

Comparable property sales

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
1. Lot 6 Graham Street, Ballan	\$170,000.00	12/03/2018
2. Lot 2 Graham Street, Ballan	\$165,000.00	20/10/2017
3. 6/24 Myrtle Grove Road, Ballan	\$127,000.00	22/06/2017