

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

4 FRASER COURT 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

or range
between

\$849,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Ballan

Period-from

01 Oct 2022

to

30 Sep 2023

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

5 FRASER COURT BALLAN VIC 3342	\$960,000	01-Aug-23
12 MUSGRAVE STREET BALLAN VIC 3342	\$800,000	21-Jun-22
25 SPENCER ROAD BALLAN VIC 3342	\$869,000	23-Apr-22

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.

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5 FRASER COURT BALLAN VIC 3342

3 2 2

Sold Price

\$960,000

Sold Date

01-Aug-23

Distance

0.1km



12 MUSGRAVE STREET BALLAN VIC 3342

3 2 4

Sold Price

\$800,000

Sold Date

21-Jun-22

Distance

0.43km



25 SPENCER ROAD BALLAN VIC 3342

4 2 2

Sold Price

\$869,000

Sold Date

23-Apr-22

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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