### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

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

# Property offered for sale

65 Spencer Road, Ballan Vic 3342

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$335,000	&	\$345,000
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#### Median sale price

Median price	\$300,000	Pro	perty Type	Vaca	ant land		Suburb	Ballan
Period - From	11/02/2024	to	10/02/2025		So	urce	Property	v Data

## 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.

Ad	dress of comparable property	Price	Date of sale
1	1 Eastwood Ct BALLAN 3342	\$335,000	04/02/2025
2	5 Edols St BALLAN 3342	\$375,000	02/12/2024
3	12 Luis St BALLAN 3342	\$342,000	22/11/2023

#### 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:	11/02/2025 09:22













Property Type: Land **Agent Comments** 

**Indicative Selling Price** \$335,000 - \$345,000 **Median Land Price** 11/02/2024 - 10/02/2025: \$300,000

# Comparable Properties



1 Eastwood Ct BALLAN 3342 (REI)







Price: \$335,000 Method: Private Sale Date: 04/02/2025 **Property Type:** Land

Land Size: 809 sqm approx

**Agent Comments** 

5 Edols St BALLAN 3342 (VG)







Agent Comments

Price: \$375,000 Method: Sale Date: 02/12/2024 Property Type: Land

Land Size: 1021 sqm approx

12 Luis St BALLAN 3342 (VG)



Price: \$342,000 Method: Sale Date: 22/11/2023 Property Type: Land Land Size: 807 sqm approx Agent Comments

Account - Fletchers | P: 03 5333 4797





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