

# 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 65 Spencer Road, Ballan Vic 3342  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$335,000 & \$345,000

### Median sale price

Median price \$300,000 Property Type Vacant land Suburb Ballan

Period - From 11/02/2024 to 10/02/2025 Source Property 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.

	Address 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)**

Agent Comments



**Price:** \$335,000

**Method:** Private Sale

**Date:** 04/02/2025

**Property Type:** Land

**Land Size:** 809 sqm approx

**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)**

Agent Comments



**Price:** \$342,000

**Method:** Sale

**Date:** 22/11/2023

**Property Type:** Land

**Land Size:** 807 sqm approx

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