

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 or
locality and postcode

65 Spencer Road, Ballan Vic 3342

Indicative selling price

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

Single price \$360,000

Median sale price

Median price \$290,000

Property Type Vacant land

Suburb Ballan

Period - From 04/02/2024

to 03/02/2025

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	5 Edols St BALLAN 3342	\$375,000	02/12/2024
2	9 Ash La BALLAN 3342	\$305,000	10/09/2024
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:

04/02/2025 12:59



Property Type: Land - Vacant

Land Size: 797 sqm approx

Agent Comments

Indicative Selling Price

\$360,000

Median Land Price

04/02/2024 - 03/02/2025: \$290,000

Comparable Properties

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

9 Ash La BALLAN 3342 (VG)

Agent Comments



Price: \$305,000

Method: Sale

Date: 10/09/2024

Property Type: Land

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

Account - Fletchers | P: 03 5333 4797