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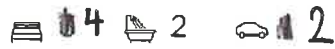
STATEMENT OF INFORMATION

Prepared on 31 Oct 2018

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

3 Moorabool Drive Ballan VIC 3342



Indicative Selling Price

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

Single Price \$512,000

Median Sale Price

\$435,879 Houses in Ballan between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



11 Moorabool Drive Ballan VIC 3342 Sold Price **\$555,000** Sold Date **14-May-18**

Distance **0.08km**

48 Hogan Road Ballan VIC 3342 Sold Price **\$470,000** Sold Date **30-Oct-17**

Distance **0.42km**

26 Jopling Street Ballan VIC 3342 Sold Price **\$475,000** Sold Date **13-Aug-18**

Distance **1.49km**

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