

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

Lot 3/407 Old Melbourne Road, 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 \$250,000.00

Median sale price

(*Delete house or unit as applicable)

Median price \$439,000.00

*House x

Suburb
or locality Ballan Vc 3342

Period - From 06/07/2018 to 06/08/2018

Source Realestate.com.au

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.