

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

8A Flack Street,  
BALLAN 3342

House

4 beds

2 baths

2 parking

### Indicative selling price

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

**Single price \$ 540,000**

### Median sale price

Median **House** for **BALLAN** for period **Jun 2016 - Mar 2017**  
Sourced from **Property Data Online**.

**\$ 450,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**14 Lyon Place,**  
BALLAN 3342 **Price \$ 585,000** Sold 13 April 2017

**20 Lyon Place,**  
BALLAN 3342 **Price \$ 565,000** Sold 20 January 2017

**12 Flack Street,**  
BALLAN 3342 **Price \$ 515,000** Sold 13 August 2016

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Property Data Online.

### Contact agents

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