



mark dudley

P 03 5366 3600

M 0409954396

E mark@raynerrealestate.com.au

STATEMENT OF INFORMATION

Prepared on 27 Feb 2018

HOUSE Offered for Sale

5523 Geelong-Ballan Road Ballan VIC 3342

🏠 3 🚗 2 🚗 2

Indicative Selling Price

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

Single Price \$730,000

Median Sale Price

\$410,000 Houses in Ballan between Feb 2017 - Jan 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.



361 Ballan-Greendale Road Ballan VIC 3342

🏠 4 🚗 3 🚗 2

Sold Price

\$800,000

Sold Date

05-Apr-17

Distance

4.63km



19 Blakeville Road Ballan VIC 3342

🏠 4 🚗 2 🚗 2

Sold Price

\$725,000

Sold Date

23-Jun-17

Distance

3.28km



133 Oconnors Lane Ballan VIC 3342

🏠 3 🚗 1 🚗 2

Sold Price

\$675,000

Sold Date

29-Jun-17

Distance

2.26km

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.