

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

4/25 Roch Court, Ballan, VIC 3342

Indicative selling price

\$ 329,000 - \$349,000

Range between

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

Median sale price

Median price
\$ 478,500

House

*Delete house or unit as applicable

Suburb
BALLAN

Period
23/01/2018 - 23/07/2019

Source
Price Finder

Comparable property sales

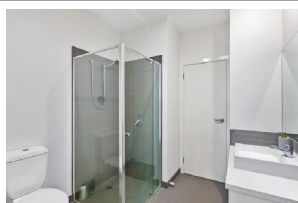
These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



2/61 SIMPSON STREET
BALLAN

2 1 1

Normal Sale \$335,000
Date Sold 04/06/2019
Land 184 sqm



25 STEAD STREET
BALLAN

2 1 2

Normal Sale \$369,000
Date Sold 27/03/2019
Land 229 sqm



1/61 SIMPSON STREET
BALLAN

3 1 1

Normal Sale \$337,000
Date Sold 23/01/2019
Land 200 sqm