

Statement of Information  
**Single residential property located outside the  
Melbourne metropolitan area**

Section 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address  
Including suburb or  
locality and postcode

15 Old Geelong Road, Ballan Vic 3342

**Indicative selling price**

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

Single price

\$585,000.00

**Median sale price**

Median price

\$484,750.00

Property type

House

Suburb

Ballan Vic 3342

Period - From

31/10/2019

to

02/12/2019

Source

Relaestate.com.au

**Comparable property sales**

A\* These are the three properties sold within five 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.

**Address of comparable property**

**Price**

**Date of sale**

1.	25 Berry Street, Ballan Vic 3342	\$610,000.00	09/09/2019
2.	19 Hogan Road, Ballan Vic 3342	\$625,000.00	31/07/2018
3.	14 Spencer Road, Ballan Vic 3342	\$555,000.00	05/04/2019

This Statement of Information was prepared on:

02/12/2019