

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

10 Fraser Court, Ballan Vic 3342

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$639,000

&

\$672,000

Median sale price

Median price \$530,000

House

X

Unit

Suburb or locality

Ballan

Period - From 01/07/2018

to

30/06/2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	1 Myers Ct BALLAN 3342	\$655,000	23/11/2018
2	62 Atkinson St BALLAN 3342	\$635,000	15/08/2018
3	4b Flack St BALLAN 3342	\$629,000	05/04/2018

OR

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



4 2 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 2000 sqm approx

Agent Comments

Comparable Properties



1 Myers Ct BALLAN 3342 (REI/VG)

Agent Comments

4 2 4

Price: \$655,000

Method: Private Sale

Date: 23/11/2018

Rooms: -

Property Type: House

Land Size: 3921 sqm approx



62 Atkinson St BALLAN 3342 (REI/VG)

Agent Comments

5 3 7

Price: \$635,000

Method: Private Sale

Date: 15/08/2018

Rooms: 6

Property Type: House (Res)

Land Size: 906 sqm approx

4b Flack St BALLAN 3342 (VG)

Agent Comments

4 - -

Price: \$629,000

Method: Sale

Date: 05/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 2278 sqm approx