

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 andpostcode

s 10 Fraser Court, Ballan Vic 3342 r e

Indicative selling price

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

Range between \$639,000	&	\$672,000
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Median sale price

Median price	\$530,000	Hou	se 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.

Account - Biggin & Scott | P: 03 5331 3911

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 10 Fraser Court, Ballan Vic 3342







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 2000 sqm approx Agent Comments

James Nicol 03 5331 3911 0499 844 499 inicol@bigginscott.com.au

Indicative Selling Price \$639,000 - \$672,000 **Median House Price** Year ending June 2019: \$530,000

Comparable Properties



1 Myers Ct BALLAN 3342 (REI/VG) ••••

Price: \$655,000 Method: Private Sale Date: 23/11/2018 Rooms: -Property Type: House Land Size: 3921 sqm approx Agent Comments

62 Atkinson St BALLAN 3342 (REI/VG)

Agent Comments



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) **•** 4

Agent Comments

Price: \$629,000 Method: Sale Date: 05/04/2018 Rooms: -Land Size: 2278 sqm approx

Property Type: House (Res)

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