

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

21A Fiskens Street, Ballan Vic 3342

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$389,000

Property Type Unit

Suburb Ballan

Period - From 16/09/2018

to 15/09/2019

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 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 Stead St BALLAN 3342	\$369,000	27/03/2019
2	72 Edols St BALLAN 3342	\$340,000	04/07/2018
3	1/61 Simpson St BALLAN 3342	\$337,000	23/01/2019

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 18 months.~~

This Statement of Information was prepared on:

16/09/2019 11:30

Terrence Morse

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Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

16/09/2018 - 15/09/2019: \$389,000



2 1 1

Property Type: Townhouse

Land Size: 224 sqm approx

Agent Comments

Comparable Properties

25 Stead St BALLAN 3342 (VG)

Agent Comments

2 - -

Price: \$369,000

Method: Sale

Date: 27/03/2019

Property Type: House (Res)

Land Size: 229 sqm approx



72 Edols St BALLAN 3342 (VG)

Agent Comments

2 - -

Price: \$340,000

Method: Sale

Date: 04/07/2018

Property Type: House (Res)

Land Size: 502 sqm approx

1/61 Simpson St BALLAN 3342 (VG)

Agent Comments

3 - -

Price: \$337,000

Method: Sale

Date: 23/01/2019

Property Type: Flat/Unit/Apartment (Res)

Land Size: 200 sqm approx