

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 and
postcode

65 INGLIS STREET BALLAN VIC 3342

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Ballan

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

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

83 EDOLS STREET BALLAN VIC 3342	\$640,000	01-Sep-22
19 ATKINSON STREET BALLAN VIC 3342	\$625,000	12-Jul-22
19 LAY STREET BALLAN VIC 3342	\$650,000	15-Nov-22

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: 20 December 2022



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83 EDOLS STREET BALLAN VIC 3342

Sold Price **\$640,000** Sold Date **01-Sep-22**

3 1 2

Distance **0.88km**



19 ATKINSON STREET BALLAN VIC 3342

Sold Price **\$625,000** Sold Date **12-Jul-22**

3 1 3

Distance **0.39km**



19 LAY STREET BALLAN VIC 3342

Sold Price ^{RS} **\$650,000** Sold Date **15-Nov-22**

3 1 -

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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