

## HOUSE Offered for Sale

83 Edols Street Ballan VIC 3342

 3    1    3

## Indicative Selling Price

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

Single Price \$450,000

## Median Sale Price

\$410,000 Houses in Ballan between Mar 2017 - Feb 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.


**89 Edols Street Ballan VIC 3342**
 3    1    2

Sold Price

**\$380,000**

Sold Date

**30-Mar-17**

Distance

**0.07km**

**86 Edols Street Ballan VIC 3342**
 4    2    2

Sold Price

**\$490,000**

Sold Date

**31-Jul-17**

Distance

**0.09km**

**93 Steiglitz Street Ballan VIC 3342**
 3    2    -

Sold Price

**\$585,000**

Sold Date

**26-Feb-18**

Distance

**0.26km**

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