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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

4 Edols Street Ballan VIC 3342

3 1 4

Indicative Selling Price

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

Single Price \$475,000

Median Sale Price

\$435,879 Houses in Ballan between 01 Nov 2017 - 31 Oct 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.



26 Jopling Street Ballan VIC 3342

Sold Price

\$475,000

Sold Date

13-Aug-18

3 2 2

Distance

0.2km

16 Atkinson Street Ballan VIC 3342

Sold Price

\$451,000

Sold Date

13-Sep-18

3 2 1

Distance

0.23km

83 Edols Street Ballan VIC 3342

Sold Price

\$435,000

Sold Date

14-Jun-18

3 1 2

Distance

1.14km

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