

STATEMENT OF INFORMATION

12 SPENCER ROAD, BALLAN, VIC 3342

BY BELINDA LEWIN SWEENEY BACCHUS MARSE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 SPENCER ROAD, BALLAN, VIC 3342 🕮 - 🕾 - 😂 -







Indicative Selling Price

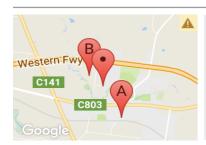
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$430,000

Provided by: Belinda Lewin, Sweeney Bacchus Marsh

MEDIAN SALE PRICE



BALLAN, VIC, 3342

Suburb Median Sale Price (Vacant Land)

\$147,900

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



72 ATKINSON ST, BALLAN, VIC 3342







Sale Price

\$360,000

Sale Date: 05/09/2017

Distance from Property: 1km





10 GINGELLA CRT, BALLAN, VIC 3342







Sale Price

*\$280,000

Sale Date: 07/09/2017

Distance from Property: 477m





GRAHAM ST, BALLAN, VIC 3342







Sale Price

*\$165,000

Sale Date: 20/10/2017

Distance from Property: 893m

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	12 SPENCER ROAD, BALLAN, VIC 3342
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Indicative selling price

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

Single Price:	\$430,000		

Median sale price

Median price	\$147,900	House	Unit	Suburl	BALLAN
Period	01 April 2017 to 31 Ma	rch 2018	Source		pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
72 ATKINSON ST, BALLAN, VIC 3342	\$360,000	05/09/2017
10 GINGELLA CRT, BALLAN, VIC 3342	*\$280,000	07/09/2017
GRAHAM ST, BALLAN, VIC 3342	*\$165,000	20/10/2017