

# STATEMENT OF INFORMATION

12 SPENCER ROAD, BALLAN, VIC 3342

PREPARED BY BELINDA LEWIN, SWEENEY BACCHUS MARSH

# 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](http://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: 1 km



**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

This report has been compiled on 07/06/2018 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

12 SPENCER ROAD, BALLAN, VIC 3342

Indicative selling price

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

Single Price:

\$430,000

Median sale price

Median price

\$147,900

House

Unit


Suburb

BALLAN

Period

01 April 2017 to 31 March 2018

Source



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