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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

7 Roch Court Ballan VIC 3342

3
 2
 2

## Indicative Selling Price

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

Range between \$465,000 &amp; \$480,000

## Median Sale Price

\$439,500 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.


**3 Moorabool Drive Ballan VIC 3342** Sold Price **\$540,000** Sold Date **21-Nov-18**

4
 2
 2

Distance **0.53km**
**16 Jasmine Crescent Ballan VIC 3342** Sold Price **\$465,000** Sold Date **22-Aug-18**

4
 2
 2

Distance **1.34km**
**9 Creek Court Ballan VIC 3342** Sold Price **\$480,000** Sold Date **06-Aug-18**

3
 2
 2

Distance **1.08km**

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