

# STATEMENT OF INFORMATION

19 COWIE STREET, BALLAN, VIC 3342

PREPARED BY BELINDA LEWIN, SWEENEY BACCHUS MARSH

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

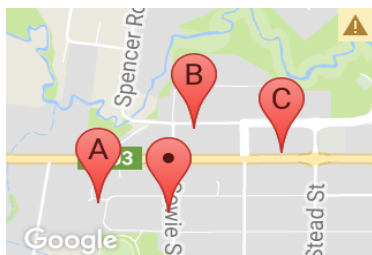
**19 COWIE STREET, BALLAN, VIC 3342**

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**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Price Range: \$450,000 to \$470,000**

Provided by: Belinda Lewin, Sweeney Bacchus Marsh

## MEDIAN SALE PRICE

**BALLAN, VIC, 3342****Suburb Median Sale Price (House)****\$410,000**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within five 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 CENTRAL PARK CRT, BALLAN, VIC 3342**

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**Sale Price****\$490,000**

Sale Date: 28/08/2017

Distance from Property: 232m

**83 SIMPSON ST, BALLAN, VIC 3342**

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**Sale Price****\$383,000**

Sale Date: 11/07/2017

Distance from Property: 313m

**120 INGLIS ST, BALLAN, VIC 3342**

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**Sale Price****\$520,000**

Sale Date: 10/07/2017

Distance from Property: 430m



This report has been compiled on 06/12/2017 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

19 COWIE STREET, BALLAN, VIC 3342

Indicative selling price

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

Price Range:

\$450,000 to \$470,000

Median sale price

Median price

\$410,000

House

X

Unit


Suburb

BALLAN

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

These are the three properties sold within five 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.

Address of comparable property	Price	Date of sale
3 CENTRAL PARK CRT, BALLAN, VIC 3342	\$490,000	28/08/2017
83 SIMPSON ST, BALLAN, VIC 3342	\$383,000	11/07/2017
120 INGLIS ST, BALLAN, VIC 3342	\$520,000	10/07/2017