

# 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 or  
locality and postcode

22 McMahon Drive, 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

\$\*

or range between

\$450,000

&

\$460,000

### Median sale price

Median price

\$465,000

\*House

X

\*Unit

Suburb  
or locality

Ballan

Period - From

01/06/2018

to

31/05/2019

Source

REIV

### Comparable property sales

**A\*** 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
7 Roch Court, Ballan Vic 3342	\$472,000	31/01/2019
20 Lay Street, Ballan Vic 3342	\$470,000	14/11/2018
24 Jasmine Court, Ballan Vic 3342	\$470,000	13/09/2018