

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

25 Berry 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$619,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$471,000

Property type

House

Suburb

Ballan

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**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

14 Spencer Road Ballan VIC 3342	\$555,000	05-Apr-19
10 Valentine Court Ballan VIC 3342	\$525,000	22-Feb-19
7 Roch Court Ballan VIC 3342	\$472,000	12-Jan-19

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 18 September 2019



**14 Spencer Road Ballan VIC 3342**

Sold Price

**\$555,000**

Sold Date

**05-Apr-19**

3 2 1

Distance

**0.2km**



**10 Valentine Court Ballan VIC 3342**

Sold Price

**\$525,000**

Sold Date

**22-Feb-19**

4 2 2

Distance

**0.34km**



**7 Roch Court Ballan VIC 3342**

Sold Price

**\$472,000**

Sold Date

**12-Jan-19**

3 2 2

Distance

**0.42km**



**14 Fitch Court Ballan VIC 3342**

Sold Price

**\$550,000**

Sold Date

**03-Mar-19**

4 2 2

Distance

**0.48km**



**1/61 Simpson Street Ballan VIC 3342**

Sold Price

**\$337,000**

Sold Date

**23-Jan-19**

2 1 1

Distance

**0.56km**



**39 Simpson Street Ballan VIC 3342**

Sold Price

**\$710,000**

Sold Date

**18-Dec-18**

4 3 2

Distance

**0.77km**

RS = Recent sale

UN = Undisclosed Sale

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**19 Central Park Court Ballan VIC 3342**

3 2 1

Sold Price **\$375,000** Sold Date **25-Mar-19**

Distance **0.78km**

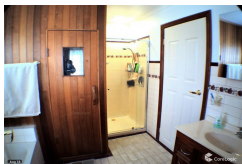


**11 Bank Street Ballan VIC 3342**

4 2 4

Sold Price **\$765,000** Sold Date **20-Dec-18**

Distance **0.85km**



**11 Blackwood Street Ballan VIC 3342**

3 1 2

Sold Price **\$504,000** Sold Date **20-Mar-19**

Distance **0.86km**



**31 Simpson Street Ballan VIC 3342**

3 1 1

Sold Price **\$385,000** Sold Date **26-Mar-19**

Distance **0.86km**



**8 Myrtle Grove Road Ballan VIC 3342**

5 2 2

Sold Price - Sold Date **15-Dec-18**

Distance **0.95km**



**6B Stead Street Ballan VIC 3342**

3 2 2

Sold Price **\$435,000** Sold Date **19-Feb-19**

Distance **1km**

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**7 Myers Court Ballan VIC 3342**

Sold Price **\$595,000** Sold Date **08-Dec-18**

3 2 2

Distance **1.03km**



**15 Simpson Street Ballan VIC 3342**

Sold Price **\$387,500** Sold Date **20-May-19**

2 1 2

Distance **1.04km**

**8 Windle Street Ballan VIC 3342**

Sold Price **\$429,000** Sold Date **08-Mar-19**

3 2 1

Distance **1.3km**



**8C Steiglitz Street Ballan VIC 3342**

Sold Price **\$325,000** Sold Date **28-Mar-19**

3 1 1

Distance **1.36km**



**8B Steiglitz Street Ballan VIC 3342**

Sold Price **\$482,000** Sold Date **02-Mar-19**

3 2 2

Distance **1.37km**

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