

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

60 Bryant Court Ballan VIC 3342

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,500

Property type

House

Suburb

Ballan

Period-from

01 Mar 2020

to

28 Feb 2021

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

21 Bryant Court Ballan VIC 3342	\$858,000	29-Sep-20
307 Ballan-Daylesford Road Ballan VIC 3342	\$930,000	14-Jul-20

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.

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McGrath

Alysha Croxford

M 03 5332 9226

E alyshacroxford@mcgrath.com.au



21 Bryant Court Ballan VIC 3342

Sold Price

\$858,000

Sold Date **29-Sep-20**

 3  1  4

Distance **0.51km**



307 Ballan-Daylesford Road Ballan VIC 3342

Sold Price

\$930,000

Sold Date **14-Jul-20**

 3  2  2

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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