

STATEMENT OF INFORMATION

17 ATKINSON STREET, BALLAN, VIC 3342

PREPARED BY BELINDA LEWIN, SWEENEY BACCHUS MARSH

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 ATKINSON STREET, BALLAN, VIC 3342  3  1  1

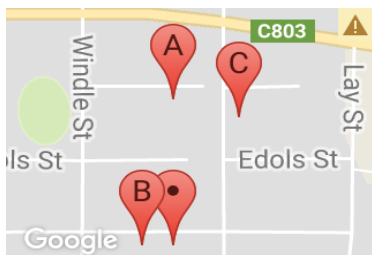
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$399,000**

Provided by: Belinda Lewin, Sweeney Bacchus Marsh

MEDIAN SALE PRICE



BALLAN, VIC, 3342

Suburb Median Sale Price (House)

\$420,000

01 April 2017 to 31 March 2018

Provided by: 

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.



15 STEIGLITZ ST, BALLAN, VIC 3342  3  1  3

Sale Price

***\$380,000**

Sale Date: 28/02/2018

Distance from Property: 263m



2/23 ATKINSON ST, BALLAN, VIC 3342  3  2  1

Sale Price

\$393,000

Sale Date: 28/02/2018

Distance from Property: 52m



22 JOPLING ST, BALLAN, VIC 3342  3  1  -

Sale Price

***\$319,000**

Sale Date: 27/02/2018

Distance from Property: 255m



This report has been compiled on 17/04/2018 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2018 - 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

17 ATKINSON STREET, BALLAN, VIC 3342

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$399,000

Median sale price

Median price

\$420,000

House

X

Unit


Suburb

BALLAN

Period

01 April 2017 to 31 March 2018

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
15 STEIGLITZ ST, BALLAN, VIC 3342	*\$380,000	28/02/2018
2/23 ATKINSON ST, BALLAN, VIC 3342	\$393,000	28/02/2018
22 JOPLING ST, BALLAN, VIC 3342	*\$319,000	27/02/2018