

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

4/397 OLD MELBOURNE ROAD 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

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Ballan

Period-from

01 Jul 2021

to

30 Jun 2022

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

3/59 SIMPSON STREET BALLAN VIC 3342	\$375,000	27-Sep-21
3/395 OLD MELBOURNE ROAD BALLAN VIC 3342	\$540,000	06-Oct-21
1/55 SIMPSON STREET BALLAN VIC 3342	\$460,000	01-Sep-21

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 July 2022


3/59 SIMPSON STREET BALLAN VIC 3342
 2  1  1

Sold Price

\$375,000

Sold Date

27-Sep-21

Distance

-


3/395 OLD MELBOURNE ROAD BALLAN VIC 3342
 3  1  2

Sold Price

\$540,000

Sold Date

06-Oct-21

Distance

0.07km

1/55 SIMPSON STREET BALLAN VIC 3342
 3  2  1

Sold Price

\$460,000

Sold Date

01-Sep-21

Distance

-


2/171 INGLIS STREET BALLAN VIC 3342
 2  1  1

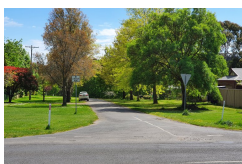
Sold Price

\$375,000

Sold Date

02-Sep-21

Distance

0.56km

1/59 SIMPSON STREET BALLAN VIC 3342
 2  1  1

Sold Price

\$380,000

Sold Date

16-Nov-21

Distance

-


2/55 SIMPSON STREET BALLAN VIC 3342
 3  2  2

Sold Price

\$450,000

Sold Date

28-Sep-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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