

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

3 Creek Court, Ballan Vic 3342

Indicative selling price

Single price

\$472,750.00

Median sale price

Median price

\$439,000.00

*House

x

Suburb
or locality

Ballan Vic 3342

Period - From

01/08/2018

to

06/08/2018

Source

Realestate.com.au

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
41 Edols Street, Ballan Vic 3342	\$465,000.00	18/06/2018
7 McMahon Drive, Ballan Vic 3342	\$503,000.00	08/03/2018
6 McMahon Drive, Ballan Vic 3342	\$430,000.00	06/07/2017