

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

169 Gascards Lane, Ballan, VIC 3342

Indicative selling price

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

Single price

or range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$ 470,000

Property type

House

Suburb

BALLAN

Period - From

17/10/2018

to

17/04/2020

Source

CoreLogic

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
1 148 Trounces Lane Mount Egerton	\$1,260,000	29/12/2018
2		
3		

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:

17/04/2020