



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 91 Ballanee Road, Ballan Vic 3342

Indicative selling price

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

Single price \$1,150,000.00

Median sale price

Median price \$699,000.00

Property type 4 Bedroom House

Suburb Ballan Vic 3342

Period - From 01/09/2020

to

02/10/2020

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
1. 3 Hall Street, Ballan	\$750,000.00	06/08/2019
2. 11 Bank Street, Ballan	\$765,000.00	20/12/18
3. 11 Blakeville Road, Ballan	\$840,000.00	08/10/2019

This Statement of Information was prepared on: 05/10/2020