

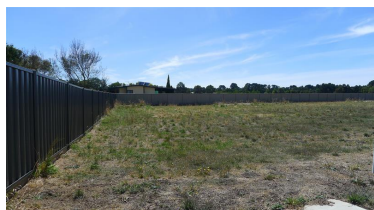
STATEMENT OF INFORMATION

24 MCMAHON DRIVE, BALLAN, VIC 3342

PREPARED BY BELINDA LEWIN, SWEENEY BACCHUS MARSH

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**24 MCMAHON DRIVE, BALLAN, VIC 3342**

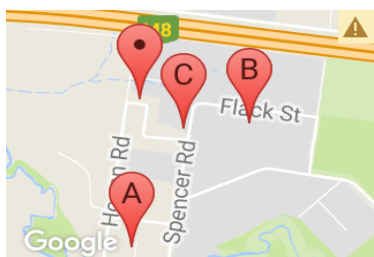
3
 2
 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$479,000 to \$499,000**

Provided by: Belinda Lewin, Sweeney Bacchus Marsh

MEDIAN SALE PRICE

**BALLAN, VIC, 3342**

Suburb Median Sale Price (House)

\$430,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

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.

**3 VALENTINE CRT, BALLAN, VIC 3342**

3
 2
 2

Sale Price

\$405,000

Sale Date: 03/07/2017

Distance from Property: 531m

**9 FLACK ST, BALLAN, VIC 3342**

3
 1
 4

Sale Price

***\$440,000**

Sale Date: 21/06/2017

Distance from Property: 366m

**63 SPENCER RD, BALLAN, VIC 3342**

3
 2
 2

Sale Price

\$414,000

Sale Date: 17/06/2017

Distance from Property: 177m



This report has been compiled on 16/01/2018 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

24 MCMAHON DRIVE, BALLAN, VIC 3342

Indicative selling price

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

Price Range:

\$479,000 to \$499,000

Median sale price

Median price

\$430,000

House

X

Unit


Suburb

BALLAN

Period

01 January 2017 to 31 December 2017

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
3 VALENTINE CRT, BALLAN, VIC 3342	\$405,000	03/07/2017
9 FLACK ST, BALLAN, VIC 3342	*\$440,000	21/06/2017
63 SPENCER RD, BALLAN, VIC 3342	\$414,000	17/06/2017