

# 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

71 Spencer Road, Ballan, Vic 3342

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$345,000

### Median sale price

Median price

\$305,000

Property type

Vacant Land

Suburb

Ballan

Period - From

01/04/2024

to

31/03/2025

Source

### 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 eighteen 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 Eastwood Court, Ballan, VIC 3342	\$335,000	04/02/2025
Lot 16, Luis Street, Ballan, VIC 3342	\$342,000	22/11/2023
18 Pearson Ct, Ballan, VIC 3342	\$300,000	17/04/2024

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 eighteen months.~~

This Statement of Information was prepared on: 01/04/2025