

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

183 BALLAN-GREENDALE ROAD BALLAN VIC 3342

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$989,000

&

\$1,075,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

House

Suburb

Ballan

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 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

378 RACECOURSE ROAD BALLAN VIC 3342	\$1,300,000	22-Aug-23
41 BLAKEVILLE ROAD BALLAN VIC 3342	\$1,300,000	21-Aug-23
19 HICKS LANE BALLAN VIC 3342	\$1,350,000	12-Oct-23

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: 20 April 2024

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378 RACECOURSE ROAD BALLAN VIC 3342

Sold Price

\$1,300,000

Sold Date

22-Aug-23

 3  2  2

Distance

4.95km



41 BLAKEVILLE ROAD BALLAN VIC 3342

Sold Price

Sold Date

21-Aug-23

 4  2  -

Distance

0.91km



19 HICKS LANE BALLAN VIC 3342

Sold Price

\$1,350,000

Sold Date

12-Oct-23

 4  2  2

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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