

## 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

4/19 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) (\*Delete single price or range as applicable)

Single Price

\$420,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Ballan

Period-from

01 Jun 2023

to

31 May 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

1/19 SPENCER ROAD BALLAN VIC 3342	\$405,000	06-Feb-24
2/59 SIMPSON STREET BALLAN VIC 3342	\$440,000	01-Apr-23
1/70 STEIGLITZ STREET BALLAN VIC 3342	\$425,000	21-May-24

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: 07 June 2024

# McGrath

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**1/19 SPENCER ROAD BALLAN VIC 3342**

Sold Price

**\$405,000**

Sold Date

**06-Feb-24**

3 2 1

Distance

**0.05km**



**2/59 SIMPSON STREET BALLAN VIC 3342**

Sold Price

**\$440,000**

Sold Date

**01-Apr-23**

2 1 1

Distance

**0.74km**



**1/70 STEIGLITZ STREET BALLAN VIC 3342**

Sold Price

<sup>RS</sup> **\$425,000**

Sold Date

**21-May-24**

2 2 1

Distance

**0.84km**

RS = Recent sale

UN = Undisclosed Sale

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