

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 or locality and postcode

87 Atkinson Street, Ballan Vic 3342

Indicative selling price

Single price

\$560,000.00

Median sale price

Median price

\$651,000.00

Property type

House

Suburb

Ballan Vic 3342

Period - From

September 22

to

September 2023

Source

www.realestate.com.au
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Comparable property sales (*Delete A or B below as applicable)

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. 95 Steiglitz Street, Ballan	\$550,000	Sept 2023
2. 27 Jopling Street, Ballan	\$500,000.00	Aug 2023
3. 7 Lay Street, Ballan	\$582,000.00	June 2023

This Statement of Information was prepared on:

23/10/2023
