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	9 Valentine Court 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	$549,000	&	$589,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$477,250	Property type	House	Suburb	Ballan
Period-from	01 Nov 2019	to	31 Oct 2020	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
11 Moorabool Drive Ballan VIC 3342	$575,000	10-Jul-20
10 Blake Court Ballan VIC 3342	$620,000	04-Nov-20
20 McMahon Drive Ballan VIC 3342	$570,000	24-Mar-20

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: 09 November 2020

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11 Moorabool Drive Ballan VIC 3342 Sold Price **$575,000** Sold Date **10-Jul-20**

4 2 2 Distance **0.09km**



10 Blake Court Ballan VIC 3342 Sold Price RS **$620,000** Sold Date **04-Nov-20**

4 3 2 Distance **0.18km**



20 McMahon Drive Ballan VIC 3342 Sold Price **$570,000** Sold Date **24-Mar-20**

4 2 2 Distance **0.54km**

RS = Recent sale **UN** = Undisclosed Sale

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