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	316 MONTEVILLE LANE 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	$1,249,000	&	$1,349,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$635,000	Property type	House	Suburb	Ballan
Period-from	01 Jul 2023	to	30 Jun 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
OLD WESTERN HIGHWAY MYRNIONG VIC 3341	$1,250,000	14-Mar-24
41 BLAKEVILLE ROAD BALLAN VIC 3342	$1,300,000	21-Aug-23
674 OLD MELBOURNE ROAD BALLAN VIC 3342	$1,120,000	04-Apr-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: 22 July 2024

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OLD WESTERN HIGHWAY MYRNIONG VIC 3341

- - -

Sold Price **$1,250,000** Sold Date **14-Mar-24**

Distance **5.13km**



41 BLAKEVILLE ROAD BALLAN VIC 3342

4 2 -

Sold Price **$1,300,000** Sold Date **21-Aug-23**

Distance **5.77km**



674 OLD MELBOURNE ROAD BALLAN VIC 3342

3 2 -

Sold Price RS **$1,120,000** Sold Date **04-Apr-24**

Distance **8.6km**



MISSENS LANE COLBROOK VIC 3342

- - -

Sold Price **$1,395,000** Sold Date **09-Dec-23**

Distance **8.87km**



378 RACECOURSE ROAD BALLAN VIC 3342

3 2 2

Sold Price **$1,300,000** Sold Date **22-Aug-23**

Distance **9.96km**

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

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