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 SUNLINE 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	&	$579,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	Farm	Suburb	Ballan
Period-from	01 Apr 2024	to	31 Mar 2025	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
6 JASMINE CRESCENT BALLAN VIC 3342	$615,000	02-Aug-24
18 JOPLING STREET BALLAN VIC 3342	$540,000	17-Oct-24
67 SIMPSON STREET BALLAN VIC 3342	$630,000	20-Nov-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: 02 April 2025

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6 JASMINE CRESCENT BALLAN VIC 3342

3 2 2

Sold Price **$615,000** Sold Date **02-Aug-24**

Distance **0.15km**



18 JOPLING STREET BALLAN VIC 3342

3 1 -

Sold Price **$540,000** Sold Date **17-Oct-24**

Distance **0.3km**



67 SIMPSON STREET BALLAN VIC 3342

3 2 2

Sold Price **$630,000** Sold Date **20-Nov-24**

Distance **1.33km**

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

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