

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

22 HOGAN ROAD 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

\$629,000

&

\$669,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Ballan

Period-from

01 Jul 2022

to

30 Jun 2023

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

| | | |
|------------------------------------|-----------|-----------|
| 16 MOORABOOL DRIVE BALLAN VIC 3342 | \$660,000 | 26-Jan-22 |
| 2 BLAKE COURT BALLAN VIC 3342 | \$650,000 | 19-Apr-22 |
| 61 SPENCER ROAD BALLAN VIC 3342 | \$661,000 | 24-Feb-22 |

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: 20 July 2023


16 MOORABOOL DRIVE BALLAN VIC 3342
 3  2  2

Sold Price

\$660,000

Sold Date

26-Jan-22

Distance

0.04km

2 BLAKE COURT BALLAN VIC 3342
 3  2  2

Sold Price

\$650,000

Sold Date

19-Apr-22

Distance

0.07km

61 SPENCER ROAD BALLAN VIC 3342
 4  2  2

Sold Price

\$661,000

Sold Date

24-Feb-22

Distance

0.31km

9 CENTRAL PARK COURT BALLAN VIC 3342
 3  2  3

Sold Price

\$619,280

Sold Date

02-Jul-22

Distance

0.8km

1 WOODHOUSE COURT BALLAN VIC 3342
 2  2  2

Sold Price

\$652,000

Sold Date

24-Feb-23

Distance

0.86km

19 ATKINSON STREET BALLAN VIC 3342
 3  1  2

Sold Price

\$625,000

Sold Date

12-Jul-22

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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5 SUNLINE COURT BALLAN VIC 3342

Sold Price

\$680,000

Sold Date

08-Jul-22


4



2



2

Distance

1.97km

20 JASMINE CRESCENT BALLAN VIC 3342

Sold Price

\$638,000

Sold Date

18-Jul-22


3



2



4

Distance

2.01km

5 JASMINE CRESCENT BALLAN VIC 3342

Sold Price

\$640,000

Sold Date

08-Apr-22


4



2



2

Distance

2.04km

34 JASMINE CRESCENT BALLAN VIC 3342

Sold Price

Sold Date

23-Aug-22


4



2



-

Distance

2.08km

RS = Recent sale

UN = Undisclosed Sale

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