

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

21 Spencer Road, Ballan Vic 3342

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$790,000

&

\$840,000

Median sale price

Median price \$503,000

House

X

Unit

Suburb or locality

Ballan

Period - From 01/10/2017

to

30/09/2018

Source REIV

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 eighteen 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		
2		
3		

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 eighteen months.~~



Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 2589 sqm approx

Agent Comments

Privately nestled amongst 2589sqm of mature gardens, “Woodwind” offers an idyllic country homestead seemingly straight from the pages of Country Style magazine. The Federation style “Harkaway” home comprises four bedrooms including a master suite with a walk-in robe and ensuite, and the generously proportioned living spaces include a large open lounge and spacious dining room. Adjacent to the main living zones, the kitchen boasts both conventional cooking appliances as well as rarely seen a wood burning Rayburn stove.

Comparable Properties

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