



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**37 Simpson Street,
BALLAN 3342**

House



3 beds



2 baths



1 parking

Indicative selling price

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

Range \$679,000 - \$699,000

Median sale price

Median **House** for **BALLAN** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$504,000

Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

11 Bank Street,
Ballan 3342

Price **\$765,000** Sold 20
December 2018

39 Simpson Street,
Ballan 3342

Price **\$710,000** Sold 18
December 2018

10 Fraser Court,
Ballan 3342

Price **\$650,000** Sold 19
August 2019

This Statement of Information was prepared on 22nd Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

PRDnationwide Ballarat

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Contact agents



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