

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

3 Sheehan Court, Ballarat East Vic 3350

Indicative selling price

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

Range between \$475,000

&

\$499,000

Median sale price

Median price \$505,000

Property Type House

Suburb Ballarat East

Period - From 01/04/2023

to

30/06/2023

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 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
1	238 Richards St BALLARAT EAST 3350	\$500,000	18/08/2023
2	10 Cherry Ct CANADIAN 3350	\$500,000	27/01/2023
3	533 Clayton St CANADIAN 3350	\$480,000	01/05/2023

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:

22/09/2023 09:39

3 Sheehan Court, Ballarat East Vic 3350



Phil Petrie

0353334322

0409 278 460

phil@trevorpetrie.com.au

Indicative Selling Price

\$475,000 - \$499,000

Median House Price

June quarter 2023: \$505,000



3 2 2

Property Type: House

Land Size: 339 sqm approx

Agent Comments

Comparable Properties



238 Richards St BALLARAT EAST 3350 (REI)

Agent Comments

3 2 2

Price: \$500,000

Method: Private Sale

Date: 18/08/2023

Property Type: House

Land Size: 338 sqm approx



10 Cherry Ct CANADIAN 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$500,000

Method: Private Sale

Date: 27/01/2023

Property Type: House

Land Size: 512 sqm approx



533 Clayton St CANADIAN 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$480,000

Method: Private Sale

Date: 01/05/2023

Property Type: House

Land Size: 433 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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