

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

13 Sheehan Court, Ballarat East Vic 3350

Indicative selling price

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

Range between \$360,000 & \$380,000

Median sale price

Median price \$362,500 House ☒ Unit ☐ Suburb or locality Ballarat East

Period - From 01/07/2018 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	321 Richards St BALLARAT EAST 3350	\$380,000	23/07/2018
2	10 Cecile Ct BALLARAT EAST 3350	\$375,000	24/04/2018
3	722 Wilson St CANADIAN 3350	\$364,500	24/05/2018

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:

Property Type: House (Previously Occupied - Detached)

Land Size: 481 sqm approx

Agent Comments

Comparable Properties



321 Richards St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 23/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 773 sqm approx



10 Cecile Ct BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 24/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 809 sqm approx



722 Wilson St CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$364,500

Method: Private Sale

Date: 24/05/2018

Rooms: 4

Property Type: House

Land Size: 773 sqm approx