

sean@ballaratpropertygroup.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Property offered for sale									
Ad Including sub locality andpos	urb or	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		&	\$38	0,000				
Median sale price									
Median price	362,500	Hou	se X	Unit		Suburb or locality	Ballarat East		
Period - From ()1/07/2018	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.

Ac	dress 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.





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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> **Indicative Selling Price** \$360,000 - \$380,000 **Median House Price**

September quarter 2018: \$362,500



Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 481 sqm approx

Agent Comments

Comparable Properties



321 Richards St BALLARAT EAST 3350

(REI/VG) **--** 3

Price: \$380,000 Method: Private Sale Date: 23/07/2018

Rooms: -

Property Type: House (Res) Land Size: 773 sqm approx

Agent Comments



10 Cecile Ct BALLARAT EAST 3350 (REI/VG)







Price: \$375.000 Method: Private Sale Date: 24/04/2018

Rooms: -

Property Type: House (Res) Land Size: 809 sqm approx

Agent Comments

Agent Comments



722 Wilson St CANADIAN 3350 (REI/VG)







Price: \$364,500 Method: Private Sale Date: 24/05/2018

Rooms: 4

Property Type: House Land Size: 773 sqm approx

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