

# 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

15 Sheehan Court, Ballarat East Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$515,000 & \$525,000

### Median sale price

Median price \$528,500 Property Type House Suburb Ballarat East

Period - From 02/11/2021 to 01/11/2022 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	1a Gordon St BALLARAT EAST 3350	\$527,000	12/05/2022
2	8 Rebellion PI BALLARAT EAST 3350	\$517,500	22/07/2022
3	218 Finch St BALLARAT EAST 3350	\$515,000	22/06/2022

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:

02/11/2022 17:50

15 Sheehan Court, Ballarat East Vic 3350



Leigh Hutchinson  
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**Indicative Selling Price**  
\$515,000 - \$525,000

**Median House Price**

02/11/2021 - 01/11/2022: \$528,500



3 2 2

**Property Type:** House  
**Land Size:** 326 sqm approx  
**Agent Comments**

## Comparable Properties



**1a Gordon St BALLARAT EAST 3350 (REI/VG)** **Agent Comments**

3 2 2

**Price:** \$527,000  
**Method:** Private Sale  
**Date:** 12/05/2022  
**Property Type:** House  
**Land Size:** 291 sqm approx



**8 Rebellion Pl BALLARAT EAST 3350 (REI/VG)** **Agent Comments**

3 2 2

**Price:** \$517,500  
**Method:** Private Sale  
**Date:** 22/07/2022  
**Property Type:** House



**218 Finch St BALLARAT EAST 3350 (REI/VG)** **Agent Comments**

3 2 2

**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 22/06/2022  
**Property Type:** House  
**Land Size:** 339 sqm approx

**Account** - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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