

# 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

2 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) (\*Delete single price or range as applicable)

Single price  or range between \$560,000 & \$595,000

### Median sale price

Median price \$499,500 Property type House Suburb Ballarat East

Period - From 01-05-2021 to 30-04-2022 Source Corelogic

### Comparable property sales

Address of comparable property	Price	Date of sale
10 Maxlyn Avenue Ballarat East VIC 3350	\$580,000	22-12-2021
9 Nelmore Court Ballarat East VIC 3350	\$600,000	17-06-2021

**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: 25/05/2022