

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$510,000

### Median sale price

Median price \$500,000

Property Type Townhouse

Suburb Ballarat East

Period - From 05/09/2022

to 04/09/2023

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	330 Rodier St BALLARAT EAST 3350	\$506,000	27/03/2023
2	15 Sheehan Ct BALLARAT EAST 3350	\$505,000	01/06/2023
3	238 Richards St BALLARAT EAST 3350	\$500,000	18/08/2023

**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:

05/09/2023 15:56



 3  2  2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 339 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$510,000  
**Median Townhouse Price**  
05/09/2022 - 04/09/2023: \$500,000

## Comparable Properties



**330 Rodier St BALLARAT EAST 3350 (REI/VG)** Agent Comments

 3  2  1

**Price:** \$506,000  
**Method:** Private Sale  
**Date:** 27/03/2023  
**Property Type:** House  
**Land Size:** 514 sqm approx



**15 Sheehan Ct BALLARAT EAST 3350 (REI/VG)** Agent Comments

 3  2  2

**Price:** \$505,000  
**Method:** Private Sale  
**Date:** 01/06/2023  
**Property Type:** House  
**Land Size:** 326 sqm approx



**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