

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6/9 Sheehan Court, Ballarat East Vic 3350

Indicative selling price

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

Range between

\$435,000

&

\$460,000

Median sale price

Median price

\$461,500

Property Type

House

Suburb

Ballarat East

Period - From

01/01/2021

to

31/03/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	12 Sheehan Ct BALLARAT EAST 3350	\$460,000	07/01/2021
2	11 Glendenning St CANADIAN 3350	\$437,000	16/03/2021
3	2 Eureka Gdns EUREKA 3350	\$422,500	05/02/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

19/05/2021 11:04

6/9 Sheehan Court, Ballarat East Vic 3350



Townhouse 6

3 2 2

Rooms: 5
Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$435,000 - \$460,000

Median House Price

March quarter 2021: \$461,500

Comparable Properties



12 Sheehan Ct BALLARAT EAST 3350
(REI/VG)

Agent Comments

4 2 2

Price: \$460,000
Method: Private Sale
Date: 07/01/2021
Property Type: House (Res)
Land Size: 468 sqm approx



11 Glendenning St CANADIAN 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$437,000
Method: Private Sale
Date: 16/03/2021
Property Type: House
Land Size: 741 sqm approx



2 Eureka Gdns EUREKA 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$422,500
Method: Private Sale
Date: 05/02/2021
Property Type: House
Land Size: 306 sqm approx

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