

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

2/719 Skipton Street, Redan Vic 3350

Indicative selling price

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

Range between \$395,000 & \$430,000

Median sale price

Median price \$370,500 Property Type Unit Suburb Redan

Period - From 01/07/2023 to 30/06/2024 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	4 Newhaven CI MOUNT PLEASANT 3350	\$420,000	18/06/2024
2	1/807 Ripon St REDAN 3350	\$400,000	23/02/2024
3	2/809 Bond St MOUNT PLEASANT 3350	\$422,250	26/04/2023

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:

02/10/2024 14:22



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Property Type: Townhouse (Res)

Land Size: 189 sqm approx

Agent Comments

Indicative Selling Price

\$395,000 - \$430,000

Median Unit Price

Year ending June 2024: \$370,500

Comparable Properties



4 Newhaven CI MOUNT PLEASANT 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$420,000

Method: Private Sale

Date: 18/06/2024

Property Type: Townhouse (Res)

Land Size: 285 sqm approx



1/807 Ripon St REDAN 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$400,000

Method: Private Sale

Date: 23/02/2024

Property Type: Unit



2/809 Bond St MOUNT PLEASANT 3350 (REI/VG)

Agent Comments

2 2 1

Price: \$422,250

Method: Private Sale

Date: 26/04/2023

Property Type: Townhouse (Single)

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300