

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

1A Hampden Street, Redan Vic 3350

Indicative selling price

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

Single price \$315,000

Median sale price

Median price \$280,000 House ☒ Unit ☐ Suburb or locality Redan

Period - From 01/04/2017 to 31/03/2018 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 eighteen 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	1/908 Talbot St.S REDAN 3350	\$309,000	07/04/2018
2	1009 Pleasant St.S REDAN 3350	\$300,000	27/02/2018
3	2/515 Talbot St.S REDAN 3350	\$300,000	28/02/2018

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 eighteen months.



Rooms:
Property Type: Townhouse
(Single)
Land Size: 279 sqm approx
Agent Comments

Indicative Selling Price
\$315,000

Median House Price
Year ending March 2018: \$280,000

Comparable Properties



1/908 Talbot St.S REDAN 3350 (REI)

Agent Comments



Price: \$309,000
Method: Private Sale
Date: 07/04/2018
Rooms: 5
Property Type: Unit



1009 Pleasant St.S REDAN 3350 (REI)

Agent Comments



Price: \$300,000
Method: Private Sale
Date: 27/02/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 352 sqm approx



2/515 Talbot St.S REDAN 3350 (REI)

Agent Comments



Price: \$300,000
Method: Private Sale
Date: 28/02/2018
Rooms: 9
Property Type: Townhouse (Single)
Land Size: 243 sqm approx