

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

704 Bell Street Redan VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$425,000

or range between

\$*

&

\$

Median sale price

Median price

\$448,875

Property type

House

Suburb

Redan

Period - From

01/11/2020

to

31/10/2021

Source

Corelogic

Comparable property sales

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
209 Adair Street Redan VIC 3350	\$432,000	17/09/2021
30 Foster Street Redan VIC 3350	\$422,500	15/06/2021
134 Park Street East Redan VIC 3350	\$415,000	23/02/2021

This Statement of Information was prepared on: 03/11/2021