

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 and
postcode

713 Darling 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

or range
between

\$375,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Other

Suburb

Redan

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

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

106 Foster Street Redan VIC 3350	\$378,000	09-Apr-20
408 Leith Street Redan VIC 3350	\$410,000	23-Dec-19
208 La Trobe Street Redan VIC 3350	\$420,000	29-Jan-19

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: 15 July 2020


106 Foster Street Redan VIC 3350

Sold Price

\$378,000

Sold Date **09-Apr-20**
 3  1  2

Distance **0.25km**

408 Leith Street Redan VIC 3350

Sold Price

\$410,000

Sold Date **23-Dec-19**
 3  2  2

Distance **0.67km**

208 La Trobe Street Redan VIC 3350

Sold Price

\$420,000

Sold Date **29-Jan-19**
 3  1  1

Distance **0.81km**

318 Ripon Street South Ballarat Central VIC 3350

Sold Price

\$380,000

Sold Date **04-Sep-19**
 3  1  2

Distance **0.88km**

28 Greenhalghs Road Delacombe VIC 3356

Sold Price

^{RS} **\$390,000**

Sold Date **30-Jun-20**
 3  2  2

Distance **1.68km**
RS = Recent sale

UN = Undisclosed Sale

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