

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

210 Adair 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 \$357,000

House

X

Unit

Suburb or locality Redan

Period - From 01/07/2018

to

30/06/2019

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	813 TALBOT St.S REDAN 3350	\$447,000	12/08/2019
2	611 Darling St REDAN 3350	\$420,000	20/07/2018
3	118 Adair St REDAN 3350	\$403,000	07/06/2019

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.



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Rooms:
Property Type: House
Land Size: 604 sqm approx
Agent Comments

Indicative Selling Price
\$395,000 - \$430,000
Median House Price
Year ending June 2019: \$357,000

Comparable Properties



813 TALBOT St.S REDAN 3350 (REI)

Agent Comments

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Price: \$447,000
Method: Private Sale
Date: 12/08/2019
Rooms: 4
Property Type: House
Land Size: 611 sqm approx



611 Darling St REDAN 3350 (VG)

Agent Comments

3 - -

Price: \$420,000
Method: Sale
Date: 20/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 551 sqm approx

118 Adair St REDAN 3350 (VG)

Agent Comments

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Price: \$403,000
Method: Sale
Date: 07/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 653 sqm approx