

# 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

4/503 Darling Street, Redan Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$390,000 & \$410,000

### Median sale price

Median price \$400,000 Property Type Unit Suburb Redan

Period - From 01/04/2023 to 31/03/2024 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	3/1131 Eyre St NEWINGTON 3350	\$408,000	05/05/2023
2	1/503 Darling St REDAN 3350	\$405,000	29/11/2023
3	3/103-105 Ascot St.S BALLARAT CENTRAL 3350	\$390,000	12/08/2023

**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:

11/06/2024 15:00



2   1   1

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$390,000 - \$410,000  
**Median Unit Price**  
Year ending March 2024: \$400,000

## Comparable Properties



**3/1131 Eyre St NEWINGTON 3350 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$408,000  
**Method:** Private Sale  
**Date:** 05/05/2023  
**Property Type:** Townhouse (Single)



**1/503 Darling St REDAN 3350 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 29/11/2023  
**Property Type:** Townhouse (Single)



**3/103-105 Ascot St.S BALLARAT CENTRAL 3350 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 12/08/2023  
**Property Type:** Townhouse (Single)