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	cons	sumer.vic.gc	ov.au/	underquot	ting		
Range betweer	\$390,000		&		\$410,000			
Median sale p	rice							
Median price	\$400,000	Pro	operty Type	Unit			Suburb	Redan
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Add	dress 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









Property Type: Townhouse (Single) Agent Comments robert@doepels.com.au Indicative Selling Price \$390,000 - \$410,000 Median Unit Price

Rob Cunningham

53312000 0418543634

\$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



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



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



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



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



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

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



property data

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Agent Comments