

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

506 Skipton Street, Redan Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$390,000 & \$420,000

Median sale price

Median price \$285,000 House X Unit Suburb Redan

Period - From 01/04/2017 to 30/06/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 | 414 Armstrong St.S BALLARAT CENTRAL 3350 | \$410,000 | 11/05/2017 |
| 2 | 431 Armstrong St.S BALLARAT CENTRAL 3350 | \$396,000 | 24/07/2017 |
| 3 | 108 South St BALLARAT CENTRAL 3350 | \$385,000 | 25/07/2017 |

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 719 sqm approx

Agent Comments

Indicative Selling Price

\$390,000 - \$420,000

Median House Price

June quarter 2017: \$285,000

Comparable Properties



414 Armstrong St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 11/05/2017

Rooms: 8

Property Type: House



431 Armstrong St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$396,000

Method: Private Sale

Date: 24/07/2017

Rooms: 6

Property Type: House

Land Size: 338 sqm approx



108 South St BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 25/07/2017

Rooms: -

Property Type: House (Res)