

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

215 Adair Street, Redan Vic 3350

Indicative selling price

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

Range between \$385,000 & \$410,000

Median sale price

Median price \$365,000 Property Type House Suburb Redan

Period - From 28/10/2019 to 27/10/2020 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	210 Adair St REDAN 3350	\$435,000	25/09/2019
2	628 Bell St REDAN 3350	\$400,000	17/07/2020
3	711 Pleasant St REDAN 3350	\$390,000	20/09/2020

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:

28/10/2020 14:56



3 1 3

Property Type: House

Land Size: 455 sqm approx

Agent Comments

Comparable Properties



210 Adair St REDAN 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$435,000

Method: Private Sale

Date: 25/09/2019

Property Type: House

Land Size: 586 sqm approx



628 Bell St REDAN 3350 (REI/VG)

Agent Comments

3 1 4

Price: \$400,000

Method: Private Sale

Date: 17/07/2020

Rooms: 4

Property Type: House (Res)

Land Size: 714 sqm approx



711 Pleasant St REDAN 3350 (REI)

Agent Comments

3 2 1

Price: \$390,000

Method: Private Sale

Date: 20/09/2020

Property Type: House

Land Size: 574 sqm approx