Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 215 Adair Street, Redan Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$385,000		&		\$410,000			
Median sale pr	rice							
Median price	\$365,000	Pro	operty Type	Hou	se		Suburb	Redan
Period - From	28/10/2019	to	27/10/2020		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.

Ade	dress 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









Property Type: House Land Size: 455 sqm approx Agent Comments James Nicol 03 5331 3911 0499 844 499 jnicol@bigginscott.com.au

Indicative Selling Price \$385,000 - \$410,000 Median House Price 28/10/2019 - 27/10/2020: \$365,000

Comparable Properties



210 Adair St REDAN 3350 (REI/VG)

628 Bell St REDAN 3350 (REI/VG)

6 4



Price: \$435,000 Method: Private Sale Date: 25/09/2019 Property Type: House Land Size: 586 sqm approx Agent Comments



Price: \$400,000 Method: Private Sale Date: 17/07/2020 Rooms: 4 Property Type: House (Res) Land Size: 714 sqm approx

3

711 Pleasant St REDAN 3350 (REI)



Price: \$390,000 Method: Private Sale Date: 20/09/2020 Property Type: House Land Size: 574 sqm approx Agent Comments

Agent Comments

Account - Biggin & Scott | P: 03 5331 3911



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.