

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

5/519 Drummond Street South, Redan Vic 3350

Indicative selling price

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

Range between

\$295,000

&

\$310,000

Median sale price

Median price

\$319,000

Property Type

Unit

Suburb

Redan

Period - From

01/10/2020

to

30/09/2021

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	4/3 Cromwell St SEBASTOPOL 3356	\$315,000	22/09/2021
2	2/606 Pleasant St REDAN 3350	\$315,000	01/07/2021
3	8/41 Kent St SEBASTOPOL 3356	\$295,000	17/11/2021

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.~~

This Statement of Information was prepared on:

01/12/2021 16:41

5/519 Drummond Street South, Redan Vic 3350



Scott Petrie

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Indicative Selling Price

\$295,000 - \$310,000

Median Unit Price

Year ending September 2021: \$319,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



4/3 Cromwell St SEBASTOPOL 3356 (REI/VG)

Agent Comments

2 1 1

Price: \$315,000

Method: Private Sale

Date: 22/09/2021

Property Type: Unit

2/606 Pleasant St REDAN 3350 (VG)

Agent Comments

2 - -

Price: \$315,000

Method: Sale

Date: 01/07/2021

Property Type: Flat/Unit/Apartment (Res)



8/41 Kent St SEBASTOPOL 3356 (REI)

Agent Comments

2 1 1

Price: \$295,000

Method: Private Sale

Date: 17/11/2021

Property Type: Unit

Land Size: 121 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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