

## 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 and  
postcode

811 PLEASANT STREET SOUTH REDAN VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$535,000

&

\$555,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Other

Suburb

Redan

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

### 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 40 IONA DRIVE SEBASTOPOL VIC 3356       | \$540,000 | 17-May-22 |
| 18 JORDAN AVENUE DELACOMBE VIC 3356     | \$550,000 | 05-Apr-22 |
| 1011 TALBOT STREET SOUTH REDAN VIC 3350 | \$570,000 | 25-Feb-22 |

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: 26 July 2022



**40 IONA DRIVE SEBASTOPOL VIC 3356**

Sold Price

**\$540,000**

Sold Date

**17-May-22**



4



2



5

Distance

**0.93km**



**18 JORDAN AVENUE DELACOMBE VIC 3356**

Sold Price

**\$550,000**

Sold Date

**05-Apr-22**



4



2



2

Distance

**1.39km**



**1011 TALBOT STREET SOUTH REDAN VIC 3350**

Sold Price

**\$570,000**

Sold Date

**25-Feb-22**



4



2



2

Distance

**0.48km**

RS = Recent sale

UN = Undisclosed Sale

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