

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

8 Warwick Street, Redan Vic 3350

Indicative selling price

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

Range between \$305,000

&

\$325,000

Median sale price

Median price \$305,000

House

X

Unit

Suburb or locality Redan

Period - From 01/07/2017

to

30/06/2018

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 eighteen 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	807 Pleasant St.S REDAN 3350	\$320,000	13/08/2018
2	108 Foster St REDAN 3350	\$320,000	05/04/2018
3	115 Leith St REDAN 3350	\$315,000	08/04/2018

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 eighteen months.



3
 1
 0

Rooms:
Property Type: House (Res)
Land Size: 680 sqm approx
 Agent Comments

Indicative Selling Price
 \$305,000 - \$325,000
Median House Price
 Year ending June 2018: \$305,000

Set on a 680m2 (approx.) the home consists of 3 generous size bedrooms, large family bathroom, kitchen meals area and a separate living area. Step outside to find your large north facing rear yard with a single lock up garage. Metres to schools and public transport this one is perfect for the family or the investor looking to add to their portfolio. Don't wait and call Sam today.

Comparable Properties



807 Pleasant St.S REDAN 3350 (REI)

Agent Comments

3
 1
 1

Price: \$320,000
Method: Private Sale
Date: 13/08/2018
Rooms: -
Property Type: House



108 Foster St REDAN 3350 (REI/VG)

Agent Comments

3
 1
 1

Price: \$320,000
Method: Private Sale
Date: 05/04/2018
Rooms: 5
Property Type: House (Res)
Land Size: 518 sqm approx



115 Leith St REDAN 3350 (REI/VG)

Agent Comments

3
 1
 2

Price: \$315,000
Method: Private Sale
Date: 08/04/2018
Rooms: 7
Property Type: House
Land Size: 778 sqm approx