

# 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

303 Rubicon Street, Redan Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$345,000

&

\$365,000

### Median sale price

Median price \$475,000

Property Type House

Suburb Redan

Period - From 05/04/2023

to

04/04/2024

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	6 Montrose St BALLARAT EAST 3350	\$365,000	03/02/2024
2	33 Birdwood Av SEBASTOPOL 3356	\$350,000	24/08/2023
3	25 Kallioota St ALFREDTON 3350	\$348,000	18/12/2023

**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:

05/04/2024 16:13



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**Property Type:**  
**Land Size:** 400 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$345,000 - \$365,000  
**Median House Price**  
05/04/2023 - 04/04/2024: \$475,000

## Comparable Properties



**6 Montrose St BALLARAT EAST 3350 (REI/VG)** **Agent Comments**

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**Price:** \$365,000  
**Method:** Private Sale  
**Date:** 03/02/2024  
**Property Type:** House  
**Land Size:** 291 sqm approx



**33 Birdwood Av SEBASTOPOL 3356 (REI/VG)** **Agent Comments**

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**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 24/08/2023  
**Property Type:** House  
**Land Size:** 339 sqm approx



**25 Kallioota St ALFREDTON 3350 (REI/VG)** **Agent Comments**

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**Price:** \$348,000  
**Method:** Private Sale  
**Date:** 18/12/2023  
**Property Type:** House  
**Land Size:** 530 sqm approx