

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

718 Darling Street, Redan Vic 3350

Indicative selling price

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

Range between \$480,000 & \$500,000

Median sale price

Median price \$490,000 Property Type House Suburb Redan

Period - From 01/04/2022 to 31/03/2023 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	822 Darling St REDAN 3350	\$590,000	05/04/2022
2	719 Darling St REDAN 3350	\$450,000	20/09/2022
3	824 Darling St REDAN 3350	\$420,000	28/04/2023

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:

08/05/2023 16:29



3 1 4

Rooms: 5

Property Type: HOUSE

Land Size: 821sqm sqm approx

Agent Comments

Immaculate home on 821sqm garden allotment. Double carport and abundant shedding

Indicative Selling Price

\$480,000 - \$500,000

Median House Price

Year ending March 2023: \$490,000

Comparable Properties



822 Darling St REDAN 3350 (VG)

Agent Comments

2 - -

Price: \$590,000

Method: Sale

Date: 05/04/2022

Property Type: House (Res)

Land Size: 510 sqm approx



719 Darling St REDAN 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$450,000

Method: Private Sale

Date: 20/09/2022

Property Type: House

Land Size: 628 sqm approx



824 Darling St REDAN 3350 (REI)

Agent Comments

3 1 2

Price: \$420,000

Method: Private Sale

Date: 28/04/2023

Property Type: House (Res)

Land Size: 478 sqm approx