

## 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

507 Darling Street, Redan Vic 3350

#### Indicative selling price

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

Single price \$295,000

#### Median sale price

Median price \$327,500 House ☒ Unit ☐ Suburb or locality Redan

Period - From 01/10/2018 to 31/12/2018 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 | 506 Darling St REDAN 3350      | \$310,000 | 04/09/2017   |
| 2 | 8 Clarkson St SEBASTOPOL 3356  | \$307,000 | 13/07/2018   |
| 3 | 307 Bell St REDAN 3350         | \$290,000 | 16/07/2018   |

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 2

**Rooms:**

**Property Type:** House

Agent Comments

## Comparable Properties



**506 Darling St REDAN 3350 (REI)**

Agent Comments

3 2 1

**Price:** \$310,000

**Method:** Private Sale

**Date:** 04/09/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 590 sqm approx



**8 Clarkson St SEBASTOPOL 3356 (REI)**

Agent Comments

3 1 2

**Price:** \$307,000

**Method:** Private Sale

**Date:** 13/07/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 666 sqm approx



**307 Bell St REDAN 3350 (REI)**

Agent Comments

2 1 1

**Price:** \$290,000

**Method:** Private Sale

**Date:** 16/07/2018

**Rooms:** 3

**Property Type:** House

**Land Size:** 465 sqm approx