

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

703 La Trobe 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)

Range between \$365,000

&

\$375,000

### Median sale price

Median price \$350,000

Property Type House

Suburb Redan

Period - From 01/01/2020

to 31/03/2020

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	106 Foster St REDAN 3350	\$378,000	23/04/2020
2	10 Whitta St SEBASTOPOL 3356	\$370,000	03/05/2020
3	12 Warwick St REDAN 3350	\$365,000	11/03/2020

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

01/06/2020 10:33

703 La Trobe Street, Redan Vic 3350



Lisa Eden-Horvat

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**Indicative Selling Price**

\$365,000 - \$375,000

**Median House Price**

March quarter 2020: \$350,000



3 1 4

**Property Type:** House

**Land Size:** 592 sqm approx

**Agent Comments**

## Comparable Properties



**106 Foster St REDAN 3350 (REI)**

**Agent Comments**

3 1 2

**Price:** \$378,000

**Method:** Private Sale

**Date:** 23/04/2020

**Rooms:** 4

**Property Type:** House (Res)



**10 Whitta St SEBASTOPOL 3356 (REI)**

**Agent Comments**

3 1 4

**Price:** \$370,000

**Method:** Private Sale

**Date:** 03/05/2020

**Property Type:** House (Res)

**Land Size:** 721 sqm approx



**12 Warwick St REDAN 3350 (VG)**

**Agent Comments**

3 - -

**Price:** \$365,000

**Method:** Sale

**Date:** 11/03/2020

**Property Type:** House (Res)

**Land Size:** 539 sqm approx

**Account** - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.