

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 and
postcode

722 Ripon Street South Redan VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

House

Suburb

Redan

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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

6 Trethowan Street Mount Pleasant VIC 3350	\$425,000	08-Dec-20
15 Roff Street Ballarat East VIC 3350	\$430,000	18-May-21
20 Essex Street Wendouree VIC 3355	\$440,000	23-Jan-20

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: 20 May 2021


6 Trethowan Street Mount Pleasant VIC 3350

Sold Price

\$425,000

Sold Date **08-Dec-20**


3



1



2

Distance

1.82km

15 Roff Street Ballarat East VIC 3350

Sold Price

^{RS}
\$430,000
^{UN}

Sold Date **18-May-21**


3



1



2

Distance

3.22km

20 Essex Street Wendouree VIC 3355

Sold Price

\$440,000

Sold Date **23-Jan-20**


3



1



2

Distance

4.11km
RS = Recent sale

UN = Undisclosed Sale

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