

# 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

304 Leith 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

\$550,000

### Median sale price

Median price

\$450,000

Property Type

House

Suburb

Redan

Period - From

01/04/2021

to

30/06/2021

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	902 Talbot St REDAN 3350	\$450,000	24/05/2021
2	707 Skipton St REDAN 3350	\$433,000	21/03/2021
3	610 Pleasant St REDAN 3350	\$180,000	30/09/2020

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:

30/09/2021 15:00



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 836 sqm approx

Agent Comments

**Indicative Selling Price**

\$550,000

**Median House Price**

June quarter 2021: \$450,000

## Comparable Properties

**902 Talbot St REDAN 3350 (VG)**

Agent Comments



**Price:** \$450,000

**Method:** Sale

**Date:** 24/05/2021

**Property Type:** House (Res)

**Land Size:** 459 sqm approx



**707 Skipton St REDAN 3350 (REI/VG)**

Agent Comments



**Price:** \$433,000

**Method:** Private Sale

**Date:** 21/03/2021

**Property Type:** House (Res)

**Land Size:** 677 sqm approx

**610 Pleasant St REDAN 3350 (VG)**

Agent Comments



**Price:** \$180,000

**Method:** Sale

**Date:** 30/09/2020

**Property Type:** Land

**Land Size:** 391 sqm approx