

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

409 Darling Street, Redan Vic 3350

Indicative selling price

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

Single price \$285,000

Median sale price

Median price \$267,500 House ☒ Unit ☐ Suburb or locality Redan

Period - From 01/10/2016 to 30/09/2017 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	826 Darling St REDAN 3350	\$289,950	07/04/2017
2	801 Darling St REDAN 3350	\$285,000	24/11/2017
3	822 Darling St REDAN 3350	\$280,000	06/10/2017

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.

409 Darling Street, Redan Vic 3350

Sean Toohey
03 5330 0500
0400 506 881

sean@ballaratpropertygroup.com.au

Indicative Selling Price
\$285,000

Median House Price
Year ending September 2017: \$267,500



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1050 sqm approx

Agent Comments

Comparable Properties



826 Darling St REDAN 3350 (REI/VG)

Agent Comments



Price: \$289,950

Method: Private Sale

Date: 07/04/2017

Rooms: 5

Property Type: House

Land Size: 497 sqm approx



801 Darling St REDAN 3350 (REI)

Agent Comments



Price: \$285,000

Method: Private Sale

Date: 24/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 534 sqm approx



822 Darling St REDAN 3350 (REI/VG)

Agent Comments



Price: \$280,000

Method: Private Sale

Date: 06/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 500 sqm approx