

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

2/505 BELL STREET 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

\$285,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$358,000

Property type

Unit

Suburb

Redan

Period-from

01 Jul 2023

to

30 Jun 2024

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

4/1005 SOUTH STREET BALLARAT CENTRAL VIC 3350	\$285,000	21-Dec-23
1/97 ALBERT STREET SEBASTOPOL VIC 3356	\$295,000	03-May-24
6/75 ALBERT STREET SEBASTOPOL VIC 3356	\$295,000	20-Jan-24

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: 22 July 2024



**4/1005 SOUTH STREET BALLARAT
CENTRAL VIC 3350**

2 1 -

Sold Price

\$285,000

Sold Date

21-Dec-23

Distance

0.92km



**1/97 ALBERT STREET
SEBASTOPOL VIC 3356**

2 1 1

Sold Price

^{RS} **\$295,000**

Sold Date

03-May-24

Distance

1.5km



**6/75 ALBERT STREET
SEBASTOPOL VIC 3356**

2 - 1

Sold Price

\$295,000

Sold Date

20-Jan-24

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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