

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

406 Bell Street, Redan 3350

Indicative selling price

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

Single price \$249,000

or range between \$*

&

\$

Median sale price

Median price \$280,000

*House

X

*Unit

Suburb
or locality

Redan

Period - From

01/01/2017

to

31/12/2017

Source

REIV

Comparable property sales

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
301 Bell Street, Redan 3350	\$250,000	22/08/2017
32 Albion Street, Redan 3350	\$250,000	01/11/2017
91 Rowlands Street, Sebastopol 3350	\$249,000	05/10/2017