

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

5/509 Drummond Street, Redan Vic 3350

Indicative selling price

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

Range between \$315,000 & \$335,000

Median sale price

Median price \$405,000 Property Type Townhouse Suburb Redan

Period - From 28/06/2023 to 27/06/2024 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	1/38 Yarrowee St SEBASTOPOL 3356	\$330,000	11/06/2024
2	4/2 Sayle St SEBASTOPOL 3356	\$321,000	29/05/2024
3	1/302 Forest St WENDOUREE 3355	\$315,000	13/05/2024

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:

28/06/2024 11:22



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$315,000 - \$335,000
Median Townhouse Price
28/06/2023 - 27/06/2024: \$405,000

Comparable Properties



1/38 Yarrowee St SEBASTOPOL 3356 (REI) Agent Comments

2 1 -

Price: \$330,000
Method: Sale by Tender
Date: 11/06/2024
Property Type: Unit



4/2 Sayle St SEBASTOPOL 3356 (REI) Agent Comments

2 1 1

Price: \$321,000
Method: Private Sale
Date: 29/05/2024
Property Type: Unit
Land Size: 226 sqm approx



1/302 Forest St WENDOUREE 3355 (REI) Agent Comments

2 1 1

Price: \$315,000
Method: Private Sale
Date: 13/05/2024
Property Type: Unit