# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 5/509 Drummond Street, Redan Vic 3350

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$315,000		&		\$335,000			
Median sale p	rice							
Median price	\$405,000	Pro	operty Type	Том	/nhouse		Suburb	Redan
Period - From	28/06/2023	to	27/06/2024		So	ource	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.

Ade	dress 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



5/509 Drummond Street, Redan Vic 3350



Scott Petrie 03 53 334 322 0418 503 764 scott@trevorpetrie.com.au



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

1/38 Yarrowee St SEBASTOPOL 3356 (REI)

<u>бо</u>р \_

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

# **Comparable Properties**



2

Price: \$330,000

Method: Sale by Tender Date: 11/06/2024 Property Type: Unit

4/2 Sayle St SEBASTOPOL 3356 (REI)

Agent Comments

Agent Comments

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)

**ò** 1



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

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