

## 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

117c Lonsdale Street, Redan Vic 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$295,000

&

\$315,000

#### Median sale price

Median price \$259,950

House

Unit

X

Suburb or locality

Redan

Period - From 01/04/2018

to

31/03/2019

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	399 Cooke St REDAN 3350	\$315,000	08/10/2018
2	3/5a Alfred St SEBASTOPOL 3356	\$300,000	07/06/2018
3	307 Bell St REDAN 3350	\$290,000	16/07/2018

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.



2 1 1

**Rooms:****Property Type:** Townhouse (Single)**Land Size:** 228 sqm approx

Agent Comments

Located within walking distance to local supermarkets, restaurants and other amenities, this magnificent 2-bedroom townhouse is a short drive into the heart of the Ballarat CBD, offering an "inner city" lifestyle with easy access to all that Ballarat has to offer. With a low maintenance allotment of 228m2 enjoying plenty of privacy as well as a fully landscaped front garden and driveway to add to the street appeal of the timeless facade and boosted by a secure rear courtyard with private entertaining space.

## Comparable Properties

**399 Cooke St REDAN 3350 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$315,000**Method:** Private Sale**Date:** 08/10/2018**Rooms:** 5**Property Type:** House (Res)**Land Size:** 240 sqm approx**3/5a Alfred St SEBASTOPOL 3356 (VG)**

Agent Comments

2 - -

**Price:** \$300,000**Method:** Sale**Date:** 07/06/2018**Rooms:** -**Property Type:** Flat/Unit/Apartment (Res)**307 Bell St REDAN 3350 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$290,000**Method:** Private Sale**Date:** 16/07/2018**Rooms:** 3**Property Type:** House**Land Size:** 465 sqm approx