

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

611 Darling Street, Redan Vic 3350

Indicative selling price

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

Range between \$415,000 & \$445,000

Median sale price

Median price \$305,000 House X Unit Suburb or locality Redan

Period - From 01/07/2017 to 30/06/2018 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	507 Ascot St.S REDAN 3350	\$433,000	15/09/2017
2	713 Darling St REDAN 3350	\$415,000	08/02/2018
3	407 Darling St REDAN 3350	\$405,000	12/12/2017

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.



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Rooms: 5**Property Type:** House (Res)**Land Size:** 551 sqm approx

Agent Comments

To say that this property will impress you is an understatement, the quality finishes from the timber floorboards to the freshly renovated bathroom & kitchen, the home gives a sense of luxury and class. No stone has been left unturned, with every inch of the home having had a complete transformation, ensuring you can move straight in and live the modern lifestyle without lifting a finger! Less than 2km to the CBD and only a short walk to shopping & sporting grounds, location is idyllic.

Comparable Properties

**507 Ascot St.S REDAN 3350 (REI)**

Agent Comments

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Price: \$433,000**Method:** Private Sale**Date:** 15/09/2017**Rooms:** -**Property Type:** House (Res)**713 Darling St REDAN 3350 (REI/VG)**

Agent Comments

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Price: \$415,000**Method:** Private Sale**Date:** 08/02/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 1018 sqm approx**407 Darling St REDAN 3350 (REI/VG)**

Agent Comments

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Price: \$405,000**Method:** Private Sale**Date:** 12/12/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 556 sqm approx