

## 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

1/503 Leith 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 \$315,000

&amp;

\$330,000

**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 | 452 La Trobe St REDAN 3350     | \$340,000 | 25/03/2019   |
| 2 | 1/501 Leith St REDAN 3350      | \$327,500 | 27/02/2019   |
| 3 | 611 Rubicon St REDAN 3350      | \$306,000 | 19/12/2018   |

**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.

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**Indicative Selling Price**

\$315,000 - \$330,000

**Median Unit Price**

Year ending March 2019: \$259,950

**Rooms:****Property Type:**

Agent Comments

Positioned close to supermarkets, schools and public transport this town house is exception value for both owner occupiers or investors looking to add to their portfolio This well maintained townhouse boasts 3 bedrooms; the large main bedroom has a walk in robe and ensuite while the remaining 2 bedrooms both have built in robes. The home has an open plan kitchen/meals area adjacent to the large living zone making it feel spacious and comfortable.

## Comparable Properties

**452 La Trobe St REDAN 3350 (REI/VG)**

Agent Comments

**Price:** \$340,000**Method:** Private Sale**Date:** 25/03/2019**Rooms:** -**Property Type:** House**Land Size:** 276 sqm approx**1/501 Leith St REDAN 3350 (REI/VG)**

Agent Comments

**Price:** \$327,500**Method:** Private Sale**Date:** 27/02/2019**Rooms:** -**Property Type:** Unit**611 Rubicon St REDAN 3350 (REI)**

Agent Comments

**Price:** \$306,000**Method:** Private Sale**Date:** 19/12/2018**Rooms:** -**Property Type:** House**Land Size:** 651 sqm approx