

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

1/716 Darling Street, Redan Vic 3350

Indicative selling price

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

Range between \$225,000 & \$230,000

Median sale price

Median price \$230,000 House Unit Suburb or locality Redan

Period - From 01/04/2017 to 31/03/2018 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	2/910 Sebastopol St REDAN 3350	\$225,000	19/02/2018
2	830 Darling St REDAN 3350	\$225,000	21/08/2017
3	3/6 Warwick St REDAN 3350	\$220,000	09/05/2018

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: 4

Property Type: Retirement Village
Individual Flat/Unit

Agent Comments

Indicative Selling Price

\$225,000 - \$230,000

Median Unit Price

Year ending March 2018: \$230,000

Comparable Properties



2/910 Sebastopol St REDAN 3350 (REI)

Agent Comments

2 1 1

Price: \$225,000

Method: Private Sale

Date: 19/02/2018

Rooms: 3

Property Type: Unit

Land Size: 281 sqm approx



830 Darling St REDAN 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$225,000

Method: Private Sale

Date: 21/08/2017

Rooms: 6

Property Type: Townhouse (Single)

Land Size: 479 sqm approx



3/6 Warwick St REDAN 3350 (REI)

Agent Comments

2 1 -

Price: \$220,000

Method: Private Sale

Date: 09/05/2018

Rooms: -

Property Type: Unit

Land Size: 185 sqm approx