

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

817 Darling Street, Redan Vic 3350

Indicative selling price

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

Range between \$360,000

&

\$380,000

Median sale price

Median price \$357,000

House

X

Unit

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	110 Lonsdale St REDAN 3350	\$380,000	26/09/2018
2	407 Rubicon St SEBASTOPOL 3356	\$377,500	13/12/2018
3	605d La Trobe St REDAN 3350	\$365,000	16/09/2018

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.



3
 2
 2

Rooms: 5**Property Type:** House (Res)**Land Size:** 585 sqm approx

Agent Comments

Whether you're looking for a quality first home with no work needed, looking for a solid investment with proven growth, or wanting to settle down with low maintenance living, this tastefully renovated home is one you need to inspect! The rear alfresco area provides the ultimate space for entertaining, with an additional fire-pit and an abundance of room to put up your dream shed. Inside, the practical floorplan offers comfortable living (Central Heating & 2 x Split Systems provided) with space and convenience.

Comparable Properties

**110 Lonsdale St REDAN 3350 (REI/VG)**

Agent Comments

3
 2
 2

Price: \$380,000**Method:** Private Sale**Date:** 26/09/2018**Rooms:** -**Property Type:** House**Land Size:** 625 sqm approx**407 Rubicon St SEBASTOPOL 3356 (REI/VG)**

Agent Comments

3
 1
 6

Price: \$377,500**Method:** Private Sale**Date:** 13/12/2018**Rooms:** -**Property Type:** House**Land Size:** 1105 sqm approx**605d La Trobe St REDAN 3350 (VG)**

Agent Comments

3
 -
 -

Price: \$365,000**Method:** Sale**Date:** 16/09/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 624 sqm approx