

Matthew Wiltshire 5329 2500 0487000873 mwiltshire@hockingstuart.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale											
Ao Including sub locality andpos	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	\$357,00	0	Hou	se	Х	Ur	niŧ		Sub	urb or locality	Redan
Period - From	01/04/2	018	to	31/0	03/2019			Source	REI	V	

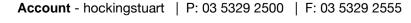
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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.







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Indicative Selling Price \$360,000 - \$380,000 **Median House Price** Year ending March 2019: \$357,000



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)

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

Agent Comments

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

Price: \$365,000 Method: Sale Date: 16/09/2018

Rooms: -

= 3

Property Type: House (Res) Land Size: 624 sqm approx

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