

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

7/209 Leith Street, Redan Vic 3350

Indicative selling price

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

Single price \$229,000

Median sale price

Median price \$218,000 House Unit X Suburb or locality Redan

Period - From 01/10/2016 to 30/09/2017 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	2/6 Warwick St REDAN 3350	\$220,000	31/01/2017
2	3/12 Rubicon St REDAN 3350	\$220,000	02/06/2016
3	2/4 Kent St SEBASTOPOL 3356	\$219,000	01/02/2017

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.



 2  1  2

Rooms:

Property Type: Unit

Land Size: 160 sqm approx

Agent Comments

Comparable Properties



2/6 Warwick St REDAN 3350 (REI/VG)

Agent Comments

 2  1  1

Price: \$220,000

Method: Private Sale

Date: 31/01/2017

Rooms: 6

Property Type: Unit

3/12 Rubicon St REDAN 3350 (VG)

Agent Comments

 2  -  -

Price: \$220,000

Method: Sale

Date: 02/06/2016

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



2/4 Kent St SEBASTOPOL 3356 (REI/VG)

Agent Comments

 2  1  1

Price: \$219,000

Method: Private Sale

Date: 01/02/2017

Rooms: -

Property Type: Unit