

## 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 and  
postcode

401 LA TROBE STREET REDAN VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$449,000

&

\$469,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$482,750

Property type

House

Suburb

Redan

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 18 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

612A TALBOT STREET SOUTH REDAN VIC 3350	\$465,000	06-Jul-23
703 LA TROBE STREET REDAN VIC 3350	\$460,000	06-Jan-24
203 LONSDALE STREET REDAN VIC 3350	\$485,000	23-Jun-23

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 18 months.

This Statement of Information was prepared on: 29 April 2024



**612A TALBOT STREET SOUTH  
REDAN VIC 3350**

Sold Price **\$465,000** Sold Date **06-Jul-23**

3 1 2

Distance **0.16km**



**703 LA TROBE STREET REDAN VIC  
3350**

Sold Price **\$460,000** Sold Date **06-Jan-24**

3 1 1

Distance **0.71km**



**203 LONSDALE STREET REDAN  
VIC 3350**

Sold Price **\$485,000** Sold Date **23-Jun-23**

3 1 3

Distance **0.79km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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