

## 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

126 Foster Street Redan VIC 3350

### Indicative selling price

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

Single Price

or range  
between

\$275,000

&

\$310,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$340,000

Property type

House

Suburb

Redan

Period-from

01 Feb 2019

to

31 Jan 2020

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

17 Vickers Street Sebastopol VIC 3356	\$307,023	17-Nov-19
1 Spencer Street Canadian VIC 3350	\$269,999	08-Feb-19
264 Forest Street Wendouree VIC 3355	\$285,000	04-Nov-19

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: 07 February 2020



**17 Vickers Street Sebastopol VIC 3356**

Sold Price

**\$307,023**

Sold Date

**17-Nov-19**

 2

 1

 2

Distance

**2.51km**



**1 Spencer Street Canadian VIC 3350**

Sold Price

**\$269,999**

Sold Date

**08-Feb-19**

 2

 1

 2

Distance

**4.26km**



**264 Forest Street Wendouree VIC 3355**

Sold Price

**\$285,000**

Sold Date

**04-Nov-19**

 2

 1

 2

Distance

**4.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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