

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/709b Darling Street, Redan Vic 3350

Indicative selling price

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

Range between

\$330,000

&

\$350,000

Median sale price

Median price

\$317,999

Property Type

Unit

Suburb

Redan

Period - From

28/09/2020

to

27/09/2021

Source

REIV

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	3/203 Bell St REDAN 3350	\$360,000	15/04/2021
2	1/711 Ripon St.S REDAN 3350	\$355,000	03/08/2021
3	3/801 Skipton St REDAN 3350	\$335,000	19/08/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/09/2021 19:38

2/709b Darling Street, Redan Vic 3350

buxton

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Indicative Selling Price

\$330,000 - \$350,000

Median Unit Price

28/09/2020 - 27/09/2021: \$317,999



2 -

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



3/203 Bell St REDAN 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$360,000

Method: Private Sale

Date: 15/04/2021

Property Type: Unit

Land Size: 227 sqm approx



1/711 Ripon St.S REDAN 3350 (REI)

Agent Comments

2 1 1

Price: \$355,000

Method: Private Sale

Date: 03/08/2021

Property Type: Unit



3/801 Skipton St REDAN 3350 (REI)

Agent Comments

2 1 1

Price: \$335,000

Method: Private Sale

Date: 19/08/2021

Property Type: Unit

Land Size: 182 sqm approx

Account - Buxton Ballarat | P: 03 5331 4544



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