

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

716 Skipton Street, Redan Vic 3350

Indicative selling price

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

Range between \$455,000 & \$465,000

Median sale price

Median price \$465,000 Property Type House Suburb Redan

Period - From 01/07/2023 to 30/06/2024 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 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
1	28 Spencer St SEBASTOPOL 3356	\$459,000	16/08/2024
2	7 Morton St MOUNT PLEASANT 3350	\$440,000	30/05/2024
3	19 Hertford St SEBASTOPOL 3356	\$440,000	14/07/2023

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:

23/09/2024 16:56

Lisa Horvat

03 5324 2408

0400 533 667

lisa@ballaratpropertyagents.com.au

Indicative Selling Price

\$455,000 - \$465,000

Median House Price

Year ending June 2024: \$465,000

**Property Type:**

Agent Comments

Comparable Properties

**28 Spencer St SEBASTOPOL 3356 (REI)**

Agent Comments

**Price:** \$459,000**Method:** Private Sale**Date:** 16/08/2024**Property Type:** House**Land Size:** 1087 sqm approx**7 Morton St MOUNT PLEASANT 3350 (REI/VG)**

Agent Comments

**Price:** \$440,000**Method:** Private Sale**Date:** 30/05/2024**Property Type:** House (Res)**Land Size:** 505 sqm approx**19 Hertford St SEBASTOPOL 3356 (REI/VG)**

Agent Comments

**Price:** \$440,000**Method:** Private Sale**Date:** 14/07/2023**Property Type:** House**Land Size:** 822 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408