

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**515 ASCOT STREET S, REDAN, VIC 3350**

3 bedrooms 1 bathroom 1 car space

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range:

## MEDIAN SALE PRICE



**REDAN, VIC, 3350**

Suburb Median Sale Price (House)

**\$265,250**

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

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.



**318 PEEL ST, BALLARAT CENTRAL, VIC 3350**

3 bedrooms 1 bathroom 1 car space

Sale Price

**\*\$368,500**

Sale Date: 17/07/2017

Distance from Property: 2.3km



**1014 SOUTH ST, BALLARAT CENTRAL, VIC**

3 bedrooms 2 bathrooms 1 car space

Sale Price

**\*\$457,000**

Sale Date: 16/06/2017

Distance from Property: 607m



**318 TALBOT ST, BALLARAT CENTRAL, VIC**

3 bedrooms 1 bathroom 1 car space

Sale Price

**Price Withheld**

Sale Date: 26/05/2017

Distance from Property: 512m

This report has been compiled on 10/08/2017 by Geoff Sewell Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

515 ASCOT STREET S, REDAN, VIC 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

#### Median sale price

Median price

\$265,250

House

☒

Unit

Suburb

REDAN

Period

01 July 2016 to 30 June 2017

Source



#### Comparable property sales

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
318 PEEL ST, BALLARAT CENTRAL, VIC 3350	*\$368,500	17/07/2017
1014 SOUTH ST, BALLARAT CENTRAL, VIC 3350	*\$457,000	16/06/2017
318 TALBOT ST, BALLARAT CENTRAL, VIC 3350	Price Withheld	26/05/2017