

STATEMENT OF INFORMATION

3/203 BELL STREET, REDAN, VIC 3350

PREPARED BY SHANE BRENNAN, JENS VEAL PARTNERS, PHONE: 0407 461 165

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/203 BELL STREET, REDAN, VIC 3350

2 1 1

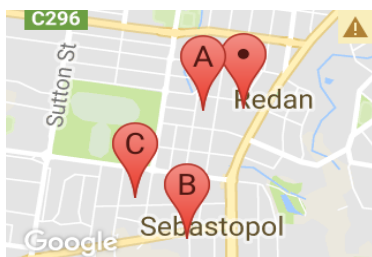
Indicative Selling Price

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

Single Price: **239,000**

Provided by: Shane Brennan, Jens Veal Partners

MEDIAN SALE PRICE



REDAN, VIC, 3350

Suburb Median Sale Price (Unit)

\$232,500

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



9/801 RIPON ST, REDAN, VIC 3350

2 1 1

Sale Price

****\$240,000**

Sale Date: 27/04/2018

Distance from Property: 265m



1/2 SPENCER ST, SEBASTOPOL, VIC 3356

2 1 1

Sale Price

***\$239,950**

Sale Date: 20/04/2018

Distance from Property: 1km



1/22 KENT ST, SEBASTOPOL, VIC 3356

2 1 1

Sale Price

\$234,000

Sale Date: 24/03/2018

Distance from Property: 960m



This report has been compiled on 14/06/2018 by Jens Veal Partners. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/203 BELL STREET, REDAN, VIC 3350

Indicative selling price

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

Single Price: 239,000

Median sale price

Median price

\$232,500

House

Unit

X

Suburb

REDAN

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
9/801 RIPON ST, REDAN, VIC 3350	**\$240,000	27/04/2018
1/2 SPENCER ST, SEBASTOPOL, VIC 3356	*\$239,950	20/04/2018
1/22 KENT ST, SEBASTOPOL, VIC 3356	\$234,000	24/03/2018