

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

302 Rubicon Street Redan VIC 3350

Indicative selling price

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

Single Price

or range
between

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

House

Suburb

Redan

Period-from

01 Jan 2019

to

31 Dec 2019

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

915 Pleasant Street South Redan VIC 3350	\$313,000	29-Apr-19
812 Talbot Street South Redan VIC 3350	\$350,000	25-Nov-19
608B Drummond Street South Redan VIC 3350	\$330,000	04-Dec-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: 23 January 2020



915 Pleasant Street South Redan VIC 3350

3 1 1

Sold Price

\$313,000

Sold Date

29-Apr-19

Distance

0.22km



812 Talbot Street South Redan VIC 3350

3 1 1

Sold Price

^{RS} **\$350,000**

Sold Date

25-Nov-19

Distance

0.43km



608B Drummond Street South Redan VIC 3350

2 1 1

Sold Price

^{RS} **\$330,000**

Sold Date

04-Dec-19

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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