

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

507 Darling Street, Redan Vic 3350

Indicative selling price

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

Range between \$350,000

&

\$375,000

Median sale price

Median price \$440,000

Property Type House

Suburb Redan

Period - From 01/01/2024

to

31/12/2024

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	15 Foster St REDAN 3350	\$390,000	15/12/2024
2	405 Darling St REDAN 3350	\$380,000	18/11/2024
3	11 Winter St REDAN 3350	\$370,000	04/11/2024

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:

07/03/2025 13:43



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3 1 2

Rooms: 6
Property Type: House
Agent Comments

Indicative Selling Price
\$350,000 - \$375,000
Median House Price
Year ending December 2024: \$440,000

Comparable Properties



15 Foster St REDAN 3350 (REI/VG)

Agent Comments

2 1 3

Price: \$390,000
Method: Private Sale
Date: 15/12/2024
Property Type: House
Land Size: 502 sqm approx



405 Darling St REDAN 3350 (REI)

Agent Comments

3 1 1

Price: \$380,000
Method: Private Sale
Date: 18/11/2024
Property Type: House
Land Size: 757 sqm approx



11 Winter St REDAN 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$370,000
Method: Private Sale
Date: 04/11/2024
Property Type: House
Land Size: 330 sqm approx

Account - Fletchers | P: 03 5333 4797



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