

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

703 Sebastopol Street, Redan Vic 3350

Indicative selling price

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

Single price

\$399,500

Median sale price

Median price

\$410,000

Property Type

House

Suburb

Redan

Period - From

01/01/2021

to

31/03/2021

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	706 South St BALLARAT CENTRAL 3350	\$410,000	08/02/2021
2	314a Ripon St.S BALLARAT CENTRAL 3350	\$400,000	09/08/2020
3	308 Ripon St BALLARAT CENTRAL 3350	\$370,000	09/12/2020

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:

11/05/2021 11:41



3 1 2

Property Type: House
Land Size: 405 sqm approx
Agent Comments

Indicative Selling Price
\$399,500

Median House Price
March quarter 2021: \$410,000

Comparable Properties



706 South St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$410,000
Method: Private Sale
Date: 08/02/2021
Property Type: House
Land Size: 622 sqm approx



314a Ripon St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 1 1

Price: \$400,000
Method: Private Sale
Date: 09/08/2020
Property Type: House
Land Size: 319 sqm approx

308 Ripon St BALLARAT CENTRAL 3350 (VG)

Agent Comments

2 - -

Price: \$370,000
Method: Sale
Date: 09/12/2020
Property Type: House (Res)
Land Size: 367 sqm approx