

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

708A Darling 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

\$230,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Other

Suburb

Redan

Period-from

01 Jun 2019

to

31 May 2020

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

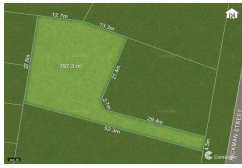
Date of sale

208A Hickman Street Ballarat Central VIC 3350	\$170,000	26-Feb-20
2/8 Aminya Avenue Delacombe VIC 3356	\$379,990	21-Jan-20
5 Mikaela Court Ballarat North VIC 3350	\$232,000	15-Nov-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: 30 June 2020



208A Hickman Street Ballarat Central VIC 3350

Sold Price **\$170,000** Sold Date **26-Feb-20**

- - -

Distance **1.52km**

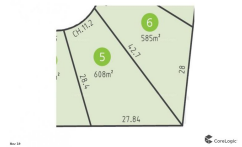


2/8 Aminya Avenue Delacombe VIC 3356

Sold Price **\$379,990** Sold Date **21-Jan-20**

- - -

Distance **1.58km**



5 Mikaela Court Ballarat North VIC 3350

Sold Price **\$232,000** Sold Date **15-Nov-19**

- - -

Distance **1.82km**

RS = Recent sale UN = Undisclosed Sale

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