

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

9/801 Ripon Street South 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

\$319,000

&

\$329,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$271,000

Property type

Unit

Suburb

Redan

Period-from

01 Nov 2019

to

31 Oct 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

1/21 Beverin Street Sebastopol VIC 3356	\$355,000	27-Mar-20
220 Talbot Street South Ballarat Central VIC 3350	\$335,000	28-Feb-20
2/707 Humffray Street South Mount Pleasant VIC 3350	\$327,500	09-Jul-20

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.

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1/21 Beverin Street Sebastopol VIC 3356 Sold Price **\$355,000** Sold Date **27-Mar-20**

2 2 1

Distance **1.06km**



220 Talbot Street South Ballarat Central VIC 3350 Sold Price **\$335,000** Sold Date **28-Feb-20**

2 1 1

Distance **1.32km**



2/707 Humffray Street South Mount Pleasant VIC 3350 Sold Price **\$327,500** Sold Date **09-Jul-20**

2 1 1

Distance **1.54km**

RS = Recent sale UN = Undisclosed Sale

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