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

709 Talbot 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	\$400,000	&	\$430,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$365,500	Prope	erty type		Other	Suburb	Redan
Period-from	01 Nov 2019	to	31 Oct 2	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
406 Darling Street Redan VIC 3350	\$435,000	10-Jul-20
616 Ripon Street South Redan VIC 3350	\$450,000	02-Mar-20
501 Drummond Street South Redan VIC 3350	\$485,000	03-Sep-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.

This Statement of Information was prepared on: 19 November 2020



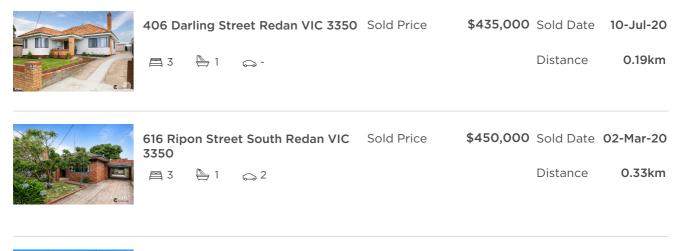
consumer.vic.gov.au



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501 Drummond Street South Redan Sold Price \$485,000 Sold Date 03-Sep-20 **VIC 3350** Distance 0.72km 1 酉 3 ຸລ1

RS = Recent sale UN = Undisclosed Sale

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