

# 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

308B Rubicon Street Redan VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$400,000 & \$440,000

### Median sale price

Median price \$448,875 Property type House Suburb Redan

Period - From 01/11/2020 to 31/10/2021 Source Corelogic

### Comparable property sales

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
722 Ripon Street South Redan VIC 3350	\$415,000	25/06/2021
111 Adair Street Redan VIC 3350	\$400,000	11/06/2021
101 Adair Street Redan VIC 3350	\$408,500	08/09/2021

This Statement of Information was prepared on: 22/12/2021