

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 2/110 Park Street East, Redan Vic 3350

Indicative selling price

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

Range between \$220,000 & \$230,000

Median sale price

Median price \$260,975 House Unit X Suburb Redan

Period - From 01/01/2018 to 31/12/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	3/80a Yarrowee St SEBASTOPOL 3356	\$240,000	15/01/2019
2	2/8-10 Spencer St CANADIAN 3350	\$233,000	12/12/2018
3	4/3 Verdon St SEBASTOPOL 3356	\$230,000	03/12/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



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Rooms: 4**Property Type:** Retirement Village
Individual Flat/Unit

Agent Comments

Indicative Selling Price

\$220,000 - \$230,000

Median Unit Price

Year ending December 2018: \$260,975

You can walk everywhere from this perfectly located townhouse, only 400m from your front door step is a supermarket and Ballarat's iconic Victoria Park is only 250m away. The property offers large bedrooms, open plan kitchen living meals area, family bathroom, single car garage and a private court yard. Location is everything when buying property so call today to book your inspection.

Comparable Properties

**3/80a Yarrowee St SEBASTOPOL 3356 (REI)**

Agent Comments

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Price: \$240,000**Method:** Private Sale**Date:** 15/01/2019**Rooms:** 3**Property Type:** Flat/Unit/Apartment (Res)**Land Size:** 513 sqm approx**2/8-10 Spencer St CANADIAN 3350 (REI/VG)**

Agent Comments

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Price: \$233,000**Method:** Private Sale**Date:** 12/12/2018**Rooms:** -**Property Type:** Unit**Land Size:** 378 sqm approx**4/3 Verdon St SEBASTOPOL 3356 (REI/VG)**

Agent Comments

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Price: \$230,000**Method:** Private Sale**Date:** 03/12/2018**Rooms:** -**Property Type:** Unit**Land Size:** 239 sqm approx