

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

1012 Ripon Street, Redan Vic 3350

Indicative selling price

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

Range between \$320,000

&

\$330,000

Median sale price

Median price \$342,250

House

X

Unit

Suburb or locality Redan

Period - From 01/04/2018

to

30/06/2018

Source REIV

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 eighteen 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	22 Spencer St SEBASTOPOL 3356	\$345,000	08/05/2018
2	24 Clarkson St SEBASTOPOL 3356	\$345,000	13/07/2018
3	13 Spencer St SEBASTOPOL 3356	\$302,500	07/07/2018

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 eighteen months.



3 1 2

Rooms:

Property Type: House

Land Size: 1002 sqm approx

Agent Comments

Indicative Selling Price

\$320,000 - \$330,000

Median House Price

June quarter 2018: \$342,250

Comparable Properties

22 Spencer St SEBASTOPOL 3356 (VG)

Agent Comments

4 - -

Price: \$345,000

Method: Sale

Date: 08/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 1086 sqm approx



24 Clarkson St SEBASTOPOL 3356 (REI)

Agent Comments

4 1 4

Price: \$345,000

Method: Private Sale

Date: 13/07/2018

Rooms: 5

Property Type: House

Land Size: 1035 sqm approx



13 Spencer St SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 2 1

Price: \$302,500

Method: Private Sale

Date: 07/07/2018

Rooms: -

Property Type: House

Land Size: 1100 sqm approx