

# 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

702 Windermere 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)

Range between \$299,000

&

\$325,000

### Median sale price

Median price \$275,000

Property Type Unit

Suburb Redan

Period - From 19/09/2018

to 18/09/2019

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 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	702 Talbot St.S REDAN 3350	\$327,000	22/05/2018
2	409a Darling St REDAN 3350	\$310,000	23/01/2019
3	2/611 Ripon St.S REDAN 3350	\$300,000	31/05/2019

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:

19/09/2019 13:55





 2  1  1

**Property Type:** House (Res)

**Land Size:** 238 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$299,000 - \$325,000

**Median Unit Price**

19/09/2018 - 18/09/2019: \$275,000

## Comparable Properties



**702 Talbot St.S REDAN 3350 (REI/VG)**

**Agent Comments**

 2  1  2

**Price:** \$327,000

**Method:** Private Sale

**Date:** 22/05/2018

**Property Type:** House

**Land Size:** 506 sqm approx



**409a Darling St REDAN 3350 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$310,000

**Method:** Private Sale

**Date:** 23/01/2019

**Property Type:** House

**Land Size:** 247 sqm approx



**2/611 Ripon St.S REDAN 3350 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$300,000

**Method:** Private Sale

**Date:** 31/05/2019

**Property Type:** Unit

**Land Size:** 258 sqm approx

