

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

408 Leith Street, Redan Vic 3350

Indicative selling price

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

Single price

\$410,000

Median sale price

Median price

\$355,250

Property Type

House

Suburb

Redan

Period - From

29/10/2018

to

28/10/2019

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	803 Ripon St.S REDAN 3350	\$410,000	23/11/2018
2	503 Leith St REDAN 3350	\$321,500	15/07/2019
3	1a Hampden St REDAN 3350	\$320,000	21/06/2018

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 18 months.~~

This Statement of Information was prepared on:

29/10/2019 11:39



Indicative Selling Price
\$410,000
Median House Price
 29/10/2018 - 28/10/2019: \$355,250

Rooms: 5
Property Type: House
Land Size: 302 sqm approx

Agent Comments

Brand new with completion early 2020. 8'6" ceilings, open plan living with northerly aspect, 3 bedrooms, ensuite, central heating, split system, all fittings and fixtures for occupation, large single garage, low maintenance and easy-care property

Comparable Properties



803 Ripon St.S REDAN 3350 (REI/VG)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 23/11/2018
Property Type: House
Land Size: 358 sqm approx



503 Leith St REDAN 3350 (VG)

Agent Comments



Price: \$321,500
Method: Sale
Date: 15/07/2019
Property Type: House (Res)
Land Size: 377 sqm approx



1a Hampden St REDAN 3350 (REI/VG)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 21/06/2018
Rooms: 4
Property Type: House
Land Size: 279 sqm approx