

## 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 and  
postcode

503 PLEASANT STREET SOUTH 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

\$679,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$448,875

Property type

House

Suburb

Redan

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

### 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

303 ASCOT STREET SOUTH BALLARAT CENTRAL VIC 3350	\$750,000	19-Apr-22
406 BELL STREET REDAN VIC 3350	\$672,500	10-Feb-22
509 SEBASTOPOL STREET REDAN VIC 3350	\$700,000	13-Oct-21

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: 17 May 2022



**303 ASCOT STREET SOUTH  
BALLARAT CENTRAL VIC 3350**

3 2 1

Sold Price <sup>RS</sup> **\$750,000** <sup>UN</sup> Sold Date **19-Apr-22**

Distance **0.66km**



**406 BELL STREET REDAN VIC  
3350**

3 2 2

Sold Price **\$672,500** Sold Date **10-Feb-22**

Distance **0.67km**



**509 SEBASTOPOL STREET REDAN  
VIC 3350**

3 2 2

Sold Price **\$700,000** Sold Date **13-Oct-21**

Distance **0.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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