

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

3/106 Leith Street, Redan Vic 3350

Indicative selling price

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

Range between \$210,000 & \$220,000

Median sale price

Median price \$400,000 Property Type Unit Suburb Redan

Period - From 01/04/2023 to 31/03/2024 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	3/217 Ripon St.S BALLARAT CENTRAL 3350	\$245,500	24/01/2024
2	6/3 Verdon St SEBASTOPOL 3356	\$220,000	13/11/2023
3	2/706 Sebastopol St BALLARAT CENTRAL 3350	\$215,000	20/04/2023

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:

04/06/2024 11:33

3/106 Leith Street, Redan Vic 3350

BALLARAT
PROPERTY AGENTS

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Indicative Selling Price

\$210,000 - \$220,000

Median Unit Price

Year ending March 2024: \$400,000



 1  1  1

Property Type: Unit

Agent Comments

Comparable Properties



3/217 Ripon St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

 1  1  1

Price: \$245,500

Method: Private Sale

Date: 24/01/2024

Property Type: Unit

Land Size: 58 sqm approx



6/3 Verdon St SEBASTOPOL 3356 (REI/VG)

Agent Comments

 1  1  1

Price: \$220,000

Method: Private Sale

Date: 13/11/2023

Property Type: Unit

Land Size: 141 sqm approx



2/706 Sebastopol St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

 1  1  1

Price: \$215,000

Method: Private Sale

Date: 20/04/2023

Property Type: House

Land Size: 103 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408



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