

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

614 Windermere Street South, Redan Vic 3350

Indicative selling price

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

Range between

\$200,000

&

\$220,000

Median sale price

Median price

\$302,500

House

X

Unit

Suburb or locality

Redan

Period - From

01/10/2017

to

31/12/2017

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	308b rubicon St REDAN 3350	\$217,000	19/06/2017
2	77 Beverin St SEBASTOPOL 3356	\$205,000	05/07/2017
3	427 Skipton St REDAN 3350	\$185,000	15/06/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$200,000 - \$220,000
Median House Price
December quarter 2017: \$302,500

Comparable Properties



308b rubicon St REDAN 3350 (REI/VG)

Agent Comments

3 1 -

Price: \$217,000
Method: Private Sale
Date: 19/06/2017
Rooms: -
Property Type: House
Land Size: 517 sqm approx



77 Beverin St SEBASTOPOL 3356 (REI/VG)

Agent Comments

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Price: \$205,000
Method: Private Sale
Date: 05/07/2017
Rooms: 4
Property Type: House
Land Size: 452 sqm approx



427 Skipton St REDAN 3350 (VG)

Agent Comments

3 - -

Price: \$185,000
Method: Sale
Date: 15/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 325 sqm approx