

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

1/618 RIPON STREET SOUTH REDAN VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$370,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$335,000

Property type

Unit

Suburb

Redan

Period-from

01 Jul 2021

to

30 Jun 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

2/716 DARLING STREET REDAN VIC 3350	\$370,000	28-Apr-22
5/209 LEITH STREET REDAN VIC 3350	\$365,978	11-Mar-22
2/208 RUBICON STREET REDAN VIC 3350	\$345,000	28-Apr-22

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: 21 July 2022



2/716 DARLING STREET REDAN VIC 3350

 2  1  1

Sold Price ^{RS} **\$370,000** Sold Date **28-Apr-22**

Distance **0.39km**



5/209 LEITH STREET REDAN VIC 3350

 2  1  1

Sold Price **\$365,978** Sold Date **11-Mar-22**

Distance **0.64km**



2/208 RUBICON STREET REDAN VIC 3350

 2  1  1

Sold Price **\$345,000** Sold Date **28-Apr-22**

Distance **0.85km**



3/613 TALBOT STREET SOUTH REDAN VIC 3350

 1  1  1

Sold Price **\$230,000** Sold Date **16-Dec-21**

Distance **-**



1/514 WINDERMERE STREET REDAN VIC 3350

 2  1  1

Sold Price ^{RS} **\$427,500** Sold Date **25-May-22**

Distance **0.49km**



2/708 TALBOT STREET SOUTH REDAN VIC 3350

 2  1  1

Sold Price **\$395,000** Sold Date **17-Dec-21**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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**3/110 ADAIR STREET REDAN VIC
3350** 2  1  1

Sold Price

\$305,000

Sold Date

28-Apr-22

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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