

## 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

12 Park Street East, Redan Vic 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$339,000

&

\$349,000

#### Median sale price

Median price \$267,500

House

X

Unit

Suburb or locality

Redan

Period - From 01/10/2016

to 30/09/2017

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	709 Laurie St MOUNT PLEASANT 3350	\$346,000	12/12/2016
2	37 Salisbury Av NEWINGTON 3350	\$345,000	13/09/2016
3	407 Lyons St.S BALLARAT CENTRAL 3350	\$345,000	27/05/2016

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.~~

Carmel Cricelli

03 5332 7477

0400 966 738

carmel@blueribbonballarat.com.au

**Indicative Selling Price**

\$339,000 - \$349,000

**Median House Price**

Year ending September 2017: \$267,500



**Rooms:**

**Property Type:** House (Res)

**Land Size:** 658 sqm approx

**Agent Comments**

## Comparable Properties



**709 Laurie St MOUNT PLEASANT 3350 (REI/VG)**

**Agent Comments**



**Price:** \$346,000

**Method:** Private Sale

**Date:** 12/12/2016

**Rooms:** -

**Property Type:** House

**Land Size:** 686 sqm approx



**37 Salisbury Av NEWINGTON 3350 (REI/VG)**

**Agent Comments**



**Price:** \$345,000

**Method:** Private Sale

**Date:** 13/09/2016

**Rooms:** -

**Property Type:** House

**Land Size:** 671 sqm approx



**407 Lyons St.S BALLARAT CENTRAL 3350 (REI/VG)**

**Agent Comments**



**Price:** \$345,000

**Method:** Private Sale

**Date:** 27/05/2016

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 690 sqm approx