

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2/106 Leith Street, 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 \$199,000

&

\$210,000

### Median sale price

Median price \$310,000

Property Type Unit

Suburb Redan

Period - From 12/03/2020

to

11/03/2021

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	726 Humffray St.S MOUNT PLEASANT 3350	\$210,000	22/12/2020
2	135 Beverin St SEBASTOPOL 3356	\$210,000	09/11/2020
3	4/633 Bond St GOLDEN POINT 3350	\$207,000	20/10/2020

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

12/03/2021 13:07



**Property Type:**

Agent Comments

## Comparable Properties

**726 Humffray St.S MOUNT PLEASANT 3350 (REI)**

Agent Comments



**Price:** \$210,000

**Method:** Private Sale

**Date:** 22/12/2020

**Property Type:** Industrial (Com)

**Land Size:** 1703 sqm approx



**135 Beverin St SEBASTOPOL 3356 (REI)**

Agent Comments



**Price:** \$210,000

**Method:** Private Sale

**Date:** 09/11/2020

**Property Type:** Land

**Land Size:** 549 sqm approx



**4/633 Bond St GOLDEN POINT 3350 (REI/VG)**

Agent Comments



**Price:** \$207,000

**Method:** Private Sale

**Date:** 20/10/2020

**Property Type:** House (Res)