

# 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

206 Bell Street, Redan Vic 3350

### Indicative selling price

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

Range between \$410,000 & \$430,000

### Median sale price

Median price \$475,000 Property Type House Suburb Redan

Period - From 17/04/2023 to 16/04/2024 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	16 Hickman St BALLARAT CENTRAL 3350	\$440,000	25/03/2024
2	302 Elsworth St.W MOUNT PLEASANT 3350	\$428,000	28/11/2023
3	17 Alexandra St SEBASTOPOL 3356	\$425,000	22/02/2024

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:

17/04/2024 12:08



**Property Type:** House

**Land Size:** 874 sqm approx

**Agent Comments**

## Comparable Properties



**16 Hickman St BALLARAT CENTRAL 3350 (REI)**

**Agent Comments**



**Price:** \$440,000

**Method:** Private Sale

**Date:** 25/03/2024

**Property Type:** House (Res)

**Land Size:** 963 sqm approx



**302 Elsworth St.W MOUNT PLEASANT 3350 (REI)**

**Agent Comments**



**Price:** \$428,000

**Method:** Private Sale

**Date:** 28/11/2023

**Property Type:** House

**Land Size:** 944 sqm approx



**17 Alexandra St SEBASTOPOL 3356 (REI/VG)**

**Agent Comments**



**Price:** \$425,000

**Method:** Private Sale

**Date:** 22/02/2024

**Property Type:** House

**Land Size:** 642 sqm approx