

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

803 Ripon Street South, Redan Vic 3350

Indicative selling price

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

Range between \$429,000

&

\$449,000

Median sale price

Median price \$320,000

House

X

Unit

Suburb or locality

Redan

Period - From 01/10/2017

to

30/09/2018

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	31 Salisbury Av NEWINGTON 3350	\$450,000	22/11/2017
2	102 Hampden St REDAN 3350	\$440,000	15/09/2018
3	514 Landsborough St BALLARAT NORTH 3350	\$430,000	23/04/2018

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.



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Rooms:**Property Type:** House (Res)**Land Size:** 357 sqm approx

Agent Comments

Indicative Selling Price

\$429,000 - \$449,000

Median House Price

Year ending September 2018: \$320,000

Step inside, and you will be blown away with what this stunning, fully renovated, character filled property has to offer. The cathedral ceilings with exposed timber beams are a spectacular feature. A modern black kitchen including stone waterfall bench tops, induction cook top and integrated appliances. Three oversized bedrooms all with built in robes. Two bathrooms, including a large family bathroom on the ground level with wall to floor tiles, stone bench tops and a separate bath and shower. Outside, you will find a well-kept yard and a wraparound deck area.

Comparable Properties

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

Agent Comments

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Price: \$450,000**Method:** Private Sale**Date:** 22/11/2017**Rooms:** 4**Property Type:** House**Land Size:** 445 sqm approx**102 Hampden St REDAN 3350 (REI/VG)**

Agent Comments

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Price: \$440,000**Method:** Private Sale**Date:** 15/09/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 592 sqm approx**514 Landsborough St BALLARAT NORTH 3350 (REI)**

Agent Comments

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Price: \$430,000**Method:** Private Sale**Date:** 23/04/2018**Rooms:** 4**Property Type:** House**Land Size:** 622 sqm approx