

## 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

618 La Trobe 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 \$379,000 & \$389,000

#### Median sale price

Median price \$342,250 House ☒ Unit ☐ Suburb or locality Redan

Period - From 01/04/2018 to 30/06/2018 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	5 Inkerman St NEWINGTON 3350	\$415,000	14/10/2017
2	1006a Eyre St BALLARAT CENTRAL 3350	\$411,000	29/03/2018
3	316 Lyons St.S BALLARAT CENTRAL 3350	\$400,000	11/07/2018

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.



**Rooms:**

**Property Type:**

Agent Comments

## Comparable Properties



**5 Inkerman St NEWINGTON 3350 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$415,000

**Method:** Auction Sale

**Date:** 14/10/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 535 sqm approx



**1006a Eyre St BALLARAT CENTRAL 3350 (REI/VG)**

Agent Comments

3 1 3

**Price:** \$411,000

**Method:** Private Sale

**Date:** 29/03/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 469 sqm approx



**316 Lyons St.S BALLARAT CENTRAL 3350 (REI)**

Agent Comments

3 1 1

**Price:** \$400,000

**Method:** Private Sale

**Date:** 11/07/2018

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 522 sqm approx