

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 and
postcode

1/711 RIPON STREET SOUTH REDAN VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$375,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$373,000

Property type

Unit

Suburb

Redan

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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

1/503 DARLING STREET REDAN VIC 3350	\$373,000	16-Dec-22
1/801 RIPON STREET SOUTH REDAN VIC 3350	\$395,000	03-Nov-22
421-425 DRUMMOND STREET SOUTH BALLARAT CENTRAL VIC 3350	\$390,000	26-Oct-22

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: 06 September 2023



**1/503 DARLING STREET REDAN
VIC 3350**

 2  1  1

Sold Price **\$373,000** Sold Date **16-Dec-22**

Distance **0.13km**



**1/801 RIPON STREET SOUTH
REDAN VIC 3350**

 2  1  1

Sold Price **\$395,000** Sold Date **03-Nov-22**

Distance **0.15km**



**421-425 DRUMMOND STREET
SOUTH BALLARAT CENTRAL VIC
3350**

 2  1  1

Sold Price **\$390,000** Sold Date **26-Oct-22**

Distance **0.84km**

RS = Recent sale UN = Undisclosed Sale

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