## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	15 Foster Street, Redan Vic 3350
Including suburb or	
locality and postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$450,000	Pro	perty Type	House		Suburb	Redan
Period - From	01/10/2023	to	30/09/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	911 Ripon St.S REDAN 3350	\$375,000	21/11/2024
2	827 Tress St MOUNT PLEASANT 3350	\$370,000	13/11/2024
3	504 Skipton St REDAN 3350	\$360,000	04/09/2024

#### 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:	09/12/2024 15:51





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**Indicative Selling Price** \$375,000 - \$385,000 **Median House Price** Year ending September 2024: \$450,000





Rooms: 3

Property Type: House Land Size: 496 sqm approx

**Agent Comments** 

# Comparable Properties



911 Ripon St.S REDAN 3350 (REI)

Price: \$375,000

Method: Sale by Tender Date: 21/11/2024 Property Type: House Land Size: 379 sqm approx **Agent Comments** 



827 Tress St MOUNT PLEASANT 3350 (REI)

2

Price: \$370,000 Method: Private Sale Date: 13/11/2024 Property Type: House Land Size: 615 sqm approx







Agent Comments











**Agent Comments** 

Price: \$360,000 Method: Private Sale Date: 04/09/2024

Property Type: House (Res) Land Size: 485 sqm approx

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