

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

704 ASCOT 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

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$457,500

Property type

House

Suburb

Redan

Period-from

01 Jun 2021

to

31 May 2022

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

304 LEITH STREET REDAN VIC 3350	\$550,000	26-Oct-21
601 RIPON STREET SOUTH REDAN VIC 3350	\$562,500	26-Apr-22
616 BELL STREET REDAN VIC 3350	\$580,000	17-Mar-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: 24 June 2022



304 LEITH STREET REDAN VIC 3350

 3  1  2

Sold Price

\$550,000

Sold Date

26-Oct-21

Distance

0.37km



601 RIPON STREET SOUTH REDAN VIC 3350

 3  1  -

Sold Price

\$562,500

Sold Date

26-Apr-22

Distance

0.29km



616 BELL STREET REDAN VIC 3350

 3  1  2

Sold Price

\$580,000

Sold Date

17-Mar-22

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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