

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

101a Bell Street, Redan Vic 3350

Indicative selling price

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

Range between \$350,000

&

\$375,000

Median sale price

Median price \$327,500

House

X

Unit

Suburb or locality Redan

Period - From 01/10/2018

to

31/12/2018

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	804 Skipton St REDAN 3350	\$365,000	17/07/2018
2	135d Albert St BALLARAT CENTRAL 3350	\$358,000	08/12/2018
3	413 Skipton St REDAN 3350	\$335,541	13/07/2018

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: Retail - Mixed Use
(Unspecified)

Land Size: 672 sqm approx

Agent Comments

Comparable Properties

804 Skipton St REDAN 3350 (VG)

Agent Comments



Price: \$365,000

Method: Sale

Date: 17/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 581 sqm approx

135d Albert St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$358,000

Method: Auction Sale

Date: 08/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 499 sqm approx

413 Skipton St REDAN 3350 (VG)

Agent Comments



Price: \$335,541

Method: Sale

Date: 13/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 787 sqm approx