

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

406 Bell Street 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

\$650,000

&

\$680,000

Median sale price

Median price

\$440,000

Property type

House

Suburb

Redan

Period - From

01-12-2020

to

30-11-2021

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
712A Ascot Street South Redan VIC 3350	\$660,000	01-12-2021
509 Sebastopol Street Redan VIC 3350	\$700,000	22-10-2021
414 Windermere Street Ballarat Central VIC 3350	\$710,000	20-10-2021

This Statement of Information was prepared on: 23-12-2021