

## 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

5 CLOUD CLOSE REDAN VIC 3350

### Indicative selling price

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

Single Price

or range  
between

\$350,000

&

\$375,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$382,500

Property type

Unit

Suburb

Redan

Period-from

01 Apr 2023

to

31 Mar 2024

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

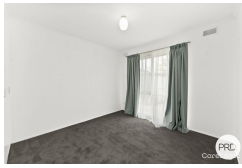
Date of sale

9/1131 EYRE STREET NEWINGTON VIC 3350	\$365,000	10-Oct-23
9/1131 EYRE STREET NEWINGTON VIC 3350	\$365,000	10-Oct-23
1/406 DRUMMOND STREET SOUTH BALLARAT CENTRAL VIC 3350	\$350,000	06-Oct-23

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: 03 April 2024



**9/1131 EYRE STREET NEWINGTON  
VIC 3350**

Sold Price

**\$365,000**

Sold Date

**10-Oct-23**

2

1

1

Distance

**1.17km**



Sold Price

Sold Date

**10-Oct-23**

2

-

-

Distance

**1.17km**



**1/406 DRUMMOND STREET SOUTH  
BALLARAT CENTRAL VIC 3350**

Sold Price

**\$350,000**

Sold Date

**06-Oct-23**

2

1

-

Distance

**1.42km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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