Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address |13 Park Street East, Redan Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$425,000		&		\$450,000				
Median sale price									
Median price	\$445,000	Pro	Property Type Hous		se s		Suburb	Redan	
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	15 Stewart St NEWINGTON 3350	\$465,000	14/12/2024
2	15 Otway St.N BALLARAT EAST 3350	\$440,000	17/04/2024
3	816 Doveton St SOLDIERS HILL 3350	\$440,000	03/04/2024

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:

05/06/2025 10:39



13 Park Street East, Redan Vic 3350



Dean Parish 0490382264 dean.parish@fletchers.net.au





Property Type: Agent Comments Indicative Selling Price \$425,000 - \$450,000 Median House Price Year ending March 2025: \$445,000

Comparable Properties

15 Stewart St NEWINGTON 3350 (REI/VG) 2 1 2 2 Price: \$465,000 Method: Auction Sale Date: 14/12/2024 Property Type: House (Res) Land Size: 708 sqm approx	Agent Comments
15 Otway St.N BALLARAT EAST 3350 (REI) 2 1 2 2 Price: \$440,000 Method: Private Sale Date: 17/04/2024 Property Type: House	Agent Comments
816 Doveton St SOLDIERS HILL 3350 (REI/VG) 2 1 2 Price: \$440,000 Method: Private Sale Date: 03/04/2024 Property Type: House (Res) Land Size: 477 sqm approx	Agent Comments

Account - Fletchers | P: 03 5333 4797



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