

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

2/107 La Trobe Street, Redan Vic 3350

Indicative selling price

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

Single price

\$329,000

Median sale price

Median price

\$370,500

Property Type

Unit

Suburb

Redan

Period - From

01/07/2023

to

30/06/2024

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 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
1	3/801 Ripon St.S REDAN 3350	\$335,000	06/07/2024
2	1/38 Yarrowee St SEBASTOPOL 3356	\$330,000	11/06/2024
3	4/2 Sayle St SEBASTOPOL 3356	\$321,000	29/05/2024

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:

05/09/2024 15:38

2/107 La Trobe Street, Redan Vic 3350



Phil Petrie

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Indicative Selling Price

\$329,000

Median Unit Price

Year ending June 2024: \$370,500



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



3/801 Ripon St.S REDAN 3350 (REI)

Agent Comments

2 2 1

Price: \$335,000

Method: Private Sale

Date: 06/07/2024

Property Type: House (Res)

Land Size: 276 sqm approx



1/38 Yarrowee St SEBASTOPOL 3356 (REI/VG) **Agent Comments**

2 1 1

Price: \$330,000

Method: Sale by Tender

Date: 11/06/2024

Property Type: Unit



4/2 Sayle St SEBASTOPOL 3356 (REI/VG)

Agent Comments

2 1 1

Price: \$321,000

Method: Private Sale

Date: 29/05/2024

Property Type: Unit

Land Size: 226 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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