

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

3/110 YARROWEE PARADE 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

\$469,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

Unit

Suburb

Redan

Period-from

01 May 2024

to

30 Apr 2025

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

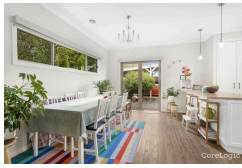
Date of sale

321 RAGLAN STREET SOUTH BALLARAT CENTRAL VIC 3350	465000	18-Dec-24
821A BOND STREET MOUNT PLEASANT VIC 3350	575000	20-Feb-25
323 RAGLAN STREET SOUTH BALLARAT CENTRAL VIC 3350	465000	18-Dec-24

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: 21 May 2025



**321 RAGLAN STREET SOUTH
BALLARAT CENTRAL VIC 3350**

2 1 1

Sold Price

465000

Sold Date **18-Dec-24**

Distance

1km



**821A BOND STREET MOUNT
PLEASANT VIC 3350**

4 2 2

Sold Price

575000

Sold Date **20-Feb-25**

Distance

0.57km



**323 RAGLAN STREET SOUTH
BALLARAT CENTRAL VIC 3350**

2 1 1

Sold Price

465000

Sold Date **18-Dec-24**

Distance

1km



**2/506 BELL STREET REDAN VIC
3350**

3 2 2

Sold Price

495000

Sold Date **12-Dec-24**

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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