

# 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

409 Skipton Street, Redan Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$440,000 & \$460,000

### Median sale price

Median price \$445,000 Property Type House Suburb Redan

Period - From 01/04/2024 to 31/03/2025 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	303a Skipton St BALLARAT CENTRAL 3350	\$490,000	11/02/2025
2	716 Skipton St REDAN 3350	\$460,000	31/10/2024
3	701 Skipton St REDAN 3350	\$490,000	20/02/2024

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:

17/06/2025 10:52



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3   1   1

Property Type: House  
Agent Comments

Indicative Selling Price  
\$440,000 - \$460,000  
Median House Price  
Year ending March 2025: \$445,000

## Comparable Properties



303a Skipton St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

3   1   1

Price: \$490,000  
Method: Private Sale  
Date: 11/02/2025  
Property Type: House  
Land Size: 393 sqm approx



716 Skipton St REDAN 3350 (REI/VG)

Agent Comments

3   1   4

Price: \$460,000  
Method: Private Sale  
Date: 31/10/2024  
Property Type: House  
Land Size: 907 sqm approx



701 Skipton St REDAN 3350 (REI/VG)

Agent Comments

3   1   1

Price: \$490,000  
Method: Private Sale  
Date: 20/02/2024  
Property Type: House  
Land Size: 504 sqm approx

Account - Fletchers | P: 03 5333 4797



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