# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	513 Ripon Street South, Redan Vic 3350
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between \$640,000 & \$655,000	Range between	\$640,000	&	\$655,000
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#### Median sale price

Median price	\$454,000	Pro	perty Type	House		Suburb	Redan
Period - From	01/10/2024	to	30/09/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	703 Skipton St REDAN 3350	\$649,000	26/09/2025
2	1014 Ripon St.S REDAN 3350	\$610,000	05/08/2025
3	504 Ripon St.S REDAN 3350	\$635,000	26/09/2024

#### 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:	20/11/2025 09:35





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> Indicative Selling Price \$640,000 - \$655,000 Median House Price Year ending September 2025: \$454,000



**4** 📥 1 🛱 2

Rooms: 5

**Property Type:** House (Res) **Land Size:** 787 sqm approx

**Agent Comments** 

# Comparable Properties



703 Skipton St REDAN 3350 (REI)

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3

1

Price: \$649,000 Method: Private Sale Date: 26/09/2025 Property Type: House

Land Size: 1000 sqm approx

**Agent Comments** 



1014 Ripon St.S REDAN 3350 (REI)

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4





**a** 

**Agent Comments** 

Price: \$610,000 Method: Private Sale Date: 05/08/2025 Property Type: House Land Size: 568 sqm approx

504 Ripon St.S REDAN 3350 (REI)

3





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Agent Comments

Price: \$635,000 Method: Private Sale Date: 26/09/2024 Property Type: House Land Size: 598 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408





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