

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	802 Skipton Street, Redan Vic 3350
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between \$355,000	&	\$365,000
-------------------------	---	-----------

Median sale price

Median price	\$280,000	Hou	ise X	Unit		Suburb or locality	Redan
Period - From	01/04/2017	to	31/03/2018		Source	REIV	

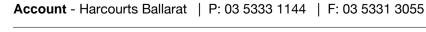
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	506 Skipton St REDAN 3350	\$390,000	19/09/2017
2	101 Leith St REDAN 3350	\$370,000	31/05/2018
3	702 Talbot St.S REDAN 3350	\$327,000	22/05/2018

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 eighteen months.







Generated: 07/06/2018 16:09











Property Type: House (Res) Land Size: 625 sqm approx

Agent Comments

Indicative Selling Price \$355,000 - \$365,000 **Median House Price** Year ending March 2018: \$280,000

Comparable Properties



506 Skipton St REDAN 3350 (REI/VG)





Agent Comments

Price: \$390,000 Method: Private Sale Date: 19/09/2017

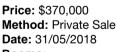
Rooms: -

Property Type: House Land Size: 719 sqm approx





Agent Comments



Rooms: -

Property Type: House Land Size: 618 sqm approx



702 Talbot St.S REDAN 3350 (REI)





Price: \$327,000 Method: Private Sale Date: 22/05/2018

Rooms: -

Property Type: House Land Size: 506 sqm approx **Agent Comments**

Account - Harcourts Ballarat | P: 03 5333 1144 | F: 03 5331 3055





Generated: 07/06/2018 16:09