

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

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.

	Address 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.



Rooms:
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



101 Leith St REDAN 3350 (REI)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 31/05/2018
Rooms: -
Property Type: House
Land Size: 618 sqm approx



702 Talbot St.S REDAN 3350 (REI)

Agent Comments



Price: \$327,000
Method: Private Sale
Date: 22/05/2018
Rooms: -
Property Type: House
Land Size: 506 sqm approx