

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

128 Park Street East, Redan Vic 3350

Indicative selling price

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

Range between \$360,000 & \$379,950

Median sale price

Median price \$405,000 Property Type Townhouse Suburb Redan

Period - From 17/06/2023 to 16/06/2024 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	5/312 Albert St SEBASTOPOL 3356	\$382,000	12/09/2023
2	2/261 Albert St SEBASTOPOL 3356	\$370,000	02/11/2023
3	3/8 Gale St CANADIAN 3350	\$370,000	01/03/2023

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:

17/06/2024 12:56



Rooms: 5
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$360,000 - \$379,950
Median Townhouse Price
17/06/2023 - 16/06/2024: \$405,000

Comparable Properties



5/312 Albert St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$382,000
Method: Private Sale
Date: 12/09/2023
Property Type: House
Land Size: 273 sqm approx



2/261 Albert St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 02/11/2023
Property Type: Unit
Land Size: 203 sqm approx



3/8 Gale St CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 01/03/2023
Property Type: Unit
Land Size: 200 sqm approx