

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/707a Darling Street, Redan Vic 3350

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$395,000 Property Type Unit Suburb Redan

Period - From 01/01/2023 to 31/12/2023 Source REIV

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	1/503 Darling St REDAN 3350	\$405,000	29/11/2023
2	2/219 Victoria St BALLARAT EAST 3350	\$400,000	25/01/2024
3	14/216 Forest St WENDOUREE 3355	\$400,000	06/02/2024

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

20/02/2024 10:42



Property Type: Land
Land Size: 210 sqm approx
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
Year ending December 2023: \$395,000

Comparable Properties



1/503 Darling St REDAN 3350 (REI)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 29/11/2023
Property Type: Townhouse (Single)



2/219 Victoria St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 25/01/2024
Property Type: Unit



14/216 Forest St WENDOUREE 3355 (REI)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 06/02/2024
Property Type: Townhouse (Single)

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