

206 Bell Street, Redan Vic 3350



Scott Petrie
03 53 334 322
0418 503 764
scott@trevorpetrie.com.au



3 1 2

Rooms: 5
Property Type: Residence
Agent Comments

Indicative Selling Price
\$495,000
Median House Price
December quarter 2023: \$520,500

Comparable Properties



10 Clarkson St SEBASTOPOL 3356 (VG)

Agent Comments

3 - -

Price: \$502,000
Method: Sale
Date: 22/05/2022
Property Type: House (Res)
Land Size: 672 sqm approx



413 Talbot St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

4 1 2

Price: \$480,000
Method: Private Sale
Date: 10/10/2023
Property Type: House



9 Hill St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$475,000
Method: Private Sale
Date: 11/10/2022
Property Type: House (Res)
Land Size: 376 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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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

Single price

Median sale price

Median price Property Type Suburb
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 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	10 Clarkson St SEBASTOPOL 3356	\$502,000	22/05/2022
2	413 Talbot St.S BALLARAT CENTRAL 3350	\$480,000	10/10/2023
3	9 Hill St BALLARAT CENTRAL 3350	\$475,000	11/10/2022

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: