

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

210 La Trobe Street, Redan Vic 3350

Indicative selling price

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

Range between \$545,000 & \$575,000

Median sale price

Median price \$465,000 Property Type House Suburb Redan

Period - From 22/04/2023 to 21/04/2024 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	403 Gregory St SOLDIERS HILL 3350	\$570,000	12/02/2024
2	603 Sebastopol St REDAN 3350	\$542,000	15/12/2023
3	21a Munro St ALFREDTON 3350	\$520,000	17/01/2024

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:

22/04/2024 14:39



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Property Type: House
Land Size: 357 sqm approx
Agent Comments

Indicative Selling Price

\$545,000 - \$575,000

Median House Price

22/04/2023 - 21/04/2024: \$465,000

Comparable Properties



403 Gregory St SOLDIERS HILL 3350 (REI/VG) **Agent Comments**

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Price: \$570,000
Method: Private Sale
Date: 12/02/2024
Property Type: House
Land Size: 533 sqm approx



603 Sebastopol St REDAN 3350 (REI/VG) **Agent Comments**

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Price: \$542,000
Method: Private Sale
Date: 15/12/2023
Property Type: House
Land Size: 264 sqm approx



21a Munro St ALFREDTON 3350 (REI/VG) **Agent Comments**

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Price: \$520,000
Method: Private Sale
Date: 17/01/2024
Property Type: House (Res)
Land Size: 345 sqm approx