

## 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 and  
postcode

3/611 RIPON STREET SOUTH REDAN VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$425,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$392,500

Property type

Unit

Suburb

Redan

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### 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

1/705 SKIPTON STREET REDAN VIC 3350	\$415,000	11-Mar-23
2/514A ERRARD STREET SOUTH REDAN VIC 3350	\$445,000	17-Nov-23
1/112A YARROWEE PARADE REDAN VIC 3350	\$424,000	23-Nov-23

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: 03 June 2024



**1/705 SKIPTON STREET REDAN  
VIC 3350**

 2  1  1

Sold Price

**\$415,000**

Sold Date

**11-Mar-23**

Distance

**0.58km**



**2/514A ERRARD STREET SOUTH  
REDAN VIC 3350**

 3  2  -

Sold Price

**\$445,000**

Sold Date

**17-Nov-23**

Distance

**0.62km**



**1/112A YARROWEE PARADE  
REDAN VIC 3350**

 3  1  1

Sold Price

**\$424,000**

Sold Date

**23-Nov-23**

Distance

**0.71km**

RS = Recent sale

UN = Undisclosed Sale

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