

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

Range between &

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	2/509 Bell St REDAN 3350	\$410,000	30/11/2022
2	3/1131 Eyre St NEWINGTON 3350	\$408,000	05/05/2023
3	1/503 Darling St REDAN 3350	\$405,000	29/11/2023

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:

4/503 Darling Street, Redan Vic 3350



Rob Cunningham
53312000
0418543634
robert@doepels.com.au



2 1 2

Rooms: 3
Property Type: Townhouse
(Single)
Land Size: 206 sqm approx
Agent Comments

Indicative Selling Price
\$400,000 - \$415,000
Median Unit Price
08/04/2023 - 07/04/2024: \$400,000

Comparable Properties



2/509 Bell St REDAN 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$410,000
Method: Private Sale
Date: 30/11/2022
Property Type: Unit
Land Size: 173 sqm approx



3/1131 Eyre St NEWINGTON 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$408,000
Method: Private Sale
Date: 05/05/2023
Property Type: Townhouse (Single)



1/503 Darling St REDAN 3350 (REI/VG)

Agent Comments

2 1 1

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

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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