

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

401 LEITH STREET REDAN VIC 3350

Indicative selling price

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

Single Price

\$470,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,500

Property type

House

Suburb

Redan

Period-from

01 Oct 2022

to

30 Sep 2023

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

| | | |
|---|-----------|-----------|
| 15 SURREY STREET BALLARAT CENTRAL VIC 3350 | \$465,000 | 29-May-23 |
| 127 ERRARD STREET SOUTH BALLARAT CENTRAL VIC 3350 | \$473,000 | 20-May-23 |
| 216 DOVETON CRESCENT SOLDIERS HILL VIC 3350 | \$470,000 | 12-Apr-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: 12 October 2023



**15 SURREY STREET BALLARAT
CENTRAL VIC 3350**

 2  1  2

Sold Price **\$465,000** Sold Date **29-May-23**

Distance **1.08km**



**127 ERRARD STREET SOUTH
BALLARAT CENTRAL VIC 3350**

 2  1  -

Sold Price **\$473,000** Sold Date **20-May-23**

Distance **1.82km**



**216 DOVETON CRESCENT
SOLDIERS HILL VIC 3350**

 2  1  1

Sold Price **\$470,000** Sold Date **12-Apr-23**

Distance **3.17km**

RS = Recent sale UN = Undisclosed Sale

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