

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

407A Darling Street, Redan Vic 3350

Indicative selling price

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

Range between \$455,000 & \$485,000

Median sale price

Median price \$520,500 Property Type House Suburb Redan

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	603 Sebastopol St REDAN 3350	\$542,000	15/12/2023
2	701 Skipton St REDAN 3350	\$490,000	20/02/2024
3	702 South St BALLARAT CENTRAL 3350	\$471,500	21/12/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/03/2024 10:02



Property Type: House (Previously Occupied - Detached)

Land Size: 546 sqm approx

Agent Comments

Comparable Properties



603 Sebastopol St REDAN 3350 (REI/VG)

Agent Comments



Price: \$542,000

Method: Private Sale

Date: 15/12/2023

Property Type: House

Land Size: 264 sqm approx



701 Skipton St REDAN 3350 (REI/VG)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 20/02/2024

Property Type: House

Land Size: 504 sqm approx



702 South St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$471,500

Method: Private Sale

Date: 21/12/2023

Property Type: House

Land Size: 374 sqm approx