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	cons	sumer.vic.go	v.au	/underquot	ting		
Range between \$455,000			&		\$485,000			
Median sale pr	rice							
Median price	\$520,500	Pro	operty Type	Hou	ISE		Suburb	Redan
Period - From	01/10/2023	to	31/12/2023		So	urce	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



407A Darling Street, Redan Vic 3350







Property Type: House (Previously Occupied - Detached) Land Size: 546 sqm approx Agent Comments Steve McCulloch 03 53 292 525 0409 353 783 stephenmcculloch@jelliscraig.com.au

> Indicative Selling Price \$455,000 - \$485,000 Median House Price December quarter 2023: \$520,500

Comparable Properties

	603 Sebastopol St REDAN 3350 (REI/VG)	Agent Comments
THATTYAL	Price: \$542,000	
The second se	Method: Private Sale	
	Date: 15/12/2023	
the second second second second	Property Type: House	
	Land Size: 264 sqm approx	
	701 Skipton St REDAN 3350 (REI/VG)	Agent Comments
	1	
IZI I I I I I I I I	Price: \$490,000	
	Method: Private Sale	
Provent in International	Date: 20/02/2024	
unit without 👹 intermented	Property Type: House	
	Land Size: 504 sqm approx	
AND A DECEMBER OF	702 South St BALLARAT CENTRAL 3350 (REI/VG)	Agent Comments
THE REAL PROPERTY.	🛏 2 🗰 1 🛱 1	
	Price: \$471,500	
	Method: Private Sale	
Personal Personal Person Person Person	Date: 21/12/2023	
A DESCRIPTION OF A DESC	Property Type: House	
	Land Size: 374 sqm approx	



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