

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

5/723 LA TROBE 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

\$245,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$392,500

Property type

Unit

Suburb

Redan

Period-from

01 May 2023

to

30 Apr 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

3/217 RIPON STREET SOUTH BALLARAT CENTRAL VIC 3350	\$245,500	24-Jan-24
2/20 ALFRED STREET SEBASTOPOL VIC 3356	\$259,000	18-Jan-23
2/7 LEOPOLD STREET ALFREDTON VIC 3350	\$265,000	26-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: 27 May 2024



**3/217 RIPON STREET SOUTH
BALLARAT CENTRAL VIC 3350**

 1  1  1

Sold Price **\$245,500** Sold Date **24-Jan-24**

Distance **1.19km**



**2/20 ALFRED STREET
SEBASTOPOL VIC 3356**

 1  1  1

Sold Price **\$259,000** Sold Date **18-Jan-23**

Distance **1.3km**



**2/7 LEOPOLD STREET
ALFREDTON VIC 3350**

 1  1  1

Sold Price **\$265,000** Sold Date **26-Apr-23**

Distance **1.91km**

RS = Recent sale

UN = Undisclosed Sale

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