Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 522 Errard Street, Redan Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between	between \$365,000		&		\$395,000				
Median sale price									
Median price	\$520,500	Pro	Property Type		House		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 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.

Ade	dress of comparable property	Price	Date of sale
1	513a Skipton St REDAN 3350	\$385,000	13/04/2023
2	409 Windermere St BALLARAT CENTRAL 3350	\$380,000	12/02/2024
3	43 Grant St BALLARAT CENTRAL 3350	\$370,000	05/12/2023

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:

06/03/2024 14:26









Property Type: House (Res) **Land Size:** 281 sqm approx Agent Comments Indicative Selling Price \$365,000 - \$395,000 Median House Price December quarter 2023: 520,500

Comparable Properties

	513a Skipton St REDAN 3350 (REI/VG) 3 1 2 1 Price: \$385,000 Method: Private Sale Date: 13/04/2023 Property Type: House (Res) Land Size: 454 sqm approx	Agent Comments
	409 Windermere St BALLARAT CENTRAL 3350 (REI) Image: 3 I Image: 1 Image: 1 Price: \$380,000 Method: Private Sale Date: 12/02/2024 Property Type: House Land Size: 478 sqm approx	Agent Comments
Harcourts	43 Grant St BALLARAT CENTRAL 3350 (REI/VG) → 3 → 1 → 1 Price: \$370,000 Method: Sold Before Auction Date: 05/12/2023 Property Type: House (Res) Land Size: 361 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555





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