

# 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 or  
locality and postcode

522 Errard Street, Redan Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$365,000 & \$395,000

### 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 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
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



3   
 1   
 0

**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)**

Agent Comments

3   
 1   
 1

**Price:** \$385,000

**Method:** Private Sale

**Date:** 13/04/2023

**Property Type:** House (Res)

**Land Size:** 454 sqm approx



**409 Windermere St BALLARAT CENTRAL 3350 (REI)**

Agent Comments

3   
 1   
 1

**Price:** \$380,000

**Method:** Private Sale

**Date:** 12/02/2024

**Property Type:** House

**Land Size:** 478 sqm approx



**43 Grant St BALLARAT CENTRAL 3350 (REI/VG)**

Agent Comments

3   
 1   
 1

**Price:** \$370,000

**Method:** Sold Before Auction

**Date:** 05/12/2023

**Property Type:** House (Res)

**Land Size:** 361 sqm approx

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