

# 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

703 La Trobe 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 \$470,000 & \$480,000

### Median sale price

Median price \$485,000 Property Type House Suburb Redan

Period - From 01/07/2023 to 30/09/2023 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	203 Lonsdale St REDAN 3350	\$485,000	22/06/2023
2	222 Lonsdale St REDAN 3350	\$480,000	28/06/2023
3	215 Adair St REDAN 3350	\$475,000	20/04/2023

**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:

31/10/2023 20:28



3   1   1

**Property Type:** House  
**Land Size:** 592 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$470,000 - \$480,000

**Median House Price**

September quarter 2023: \$485,000

## Comparable Properties



**203 Lonsdale St REDAN 3350 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$485,000  
**Method:** Private Sale  
**Date:** 22/06/2023  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 792 sqm approx



**222 Lonsdale St REDAN 3350 (VG)**

**Agent Comments**

3   -   -

**Price:** \$480,000  
**Method:** Sale  
**Date:** 28/06/2023  
**Property Type:** House (Res)  
**Land Size:** 578 sqm approx



**215 Adair St REDAN 3350 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$475,000  
**Method:** Private Sale  
**Date:** 20/04/2023  
**Property Type:** House (Res)  
**Land Size:** 455 sqm approx