

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

2a Rubicon Street, Redan Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$425,000 & \$465,000

Median sale price

Median price \$440,000 Property Type House Suburb Redan

Period - From 25/11/2020 to 24/11/2021 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	1 Bala St SEBASTOPOL 3356	\$460,000	10/08/2021
2	301 Rubicon St SEBASTOPOL 3356	\$445,000	29/04/2021
3	1 Bell St REDAN 3350	\$426,000	12/11/2021

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:

25/11/2021 12:22



 3
  1
  2

Property Type: House (Res)

Land Size: 655 sqm approx

Agent Comments

Indicative Selling Price

\$425,000 - \$465,000

Median House Price

25/11/2020 - 24/11/2021: \$440,000

Comparable Properties



1 Bala St SEBASTOPOL 3356 (RE/VG)

Agent Comments

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  1
  4

Price: \$460,000

Method: Private Sale

Date: 10/08/2021

Property Type: House

Land Size: 566 sqm approx



301 Rubicon St SEBASTOPOL 3356 (VG)

Agent Comments

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Price: \$445,000

Method: Sale

Date: 29/04/2021

Property Type: House (Res)

Land Size: 729 sqm approx



1 Bell St REDAN 3350 (REI)

Agent Comments

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  1
  2

Price: \$426,000

Method: Private Sale

Date: 12/11/2021

Property Type: House (Res)

Land Size: 582 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300