

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

30 Foster Street, Redan Vic 3350

Indicative selling price

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

Range between \$430,000 & \$450,000

Median sale price

Median price \$410,000 Property Type House Suburb Redan

Period - From 01/01/2021 to 31/03/2021 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	221 Doveton St.S BALLARAT CENTRAL 3350	\$460,000	13/03/2021
2	707 Skipton St REDAN 3350	\$433,000	21/03/2021
3	290 Vickers St SEBASTOPOL 3356	\$430,000	24/03/2021

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:

29/04/2021 15:43

30 Foster Street, Redan Vic 3350

Michael Scudds
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 3  1  2

Property Type: House
Land Size: 562 sqm approx
Agent Comments

Indicative Selling Price
\$430,000 - \$450,000
Median House Price
March quarter 2021: \$410,000

Comparable Properties



221 Doveton St.S BALLARAT CENTRAL 3350 (REI) **Agent Comments**

 3  1  1

Price: \$460,000
Method: Private Sale
Date: 13/03/2021
Property Type: House



707 Skipton St REDAN 3350 (REI) **Agent Comments**

 3  1  4

Price: \$433,000
Method: Private Sale
Date: 21/03/2021
Property Type: House (Res)
Land Size: 677 sqm approx



290 Vickers St SEBASTOPOL 3356 (REI) **Agent Comments**

 3  1  3

Price: \$430,000
Method: Private Sale
Date: 24/03/2021
Property Type: House
Land Size: 685 sqm approx

Account - Selling Homes Melbourne | P: 03 84186455