

# STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

120 Adair Street, Redan, VIC 3350

### Indicative selling price

Single Price or Range between

\$475,000 - \$500,000

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

### Median sale price

Median Price

\$337,000

Property Type

House

Suburb

REDAN

Period From

27/05/2018

Period To

27/11/2019

Source

Core Logic

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



#### 19 MUIR CRESCENT NEWINGTON

3 1 1

Price \$465,000

Date of Sale 09/05/2019

Land 641 sqm



#### 705 RIPON STREET SOUTH REDAN

4 2 2

Price \$495,000

Date of Sale 01/05/2019

Land 835 sqm



#### 35 QUEEN VICTORIA STREET NEWINGTON

3 1 2

Price \$476,000

Date of Sale 21/03/2019

Land 675 sqm