

# 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

512 Talbot Street South, Redan Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$580,000 & \$630,000

### Median sale price

Median price \$460,000 Property type House Suburb Redan

Period - From 01/07/2021 to 30/06/2022 Source CoreLogic

### Comparable property sales

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
601 Ripon Street South, Redan Vic 3350	\$562,500	26/04/2022
812 Humffray Street South, Mount Pleasant Vic 3350	\$600,000	24/12/2021
14 Hickman Street, Ballarat Central Vic 3350	\$600,000	25/10/2021

This Statement of Information was prepared on: 25/07/2022