

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

606 Windermere Street, Redan Vic 3350

Indicative selling price

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

Range between \$415,000 & \$435,000

Median sale price

Median price \$450,000 Property Type House Suburb Redan

Period - From 01/10/2023 to 30/09/2024 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	411 Cooke St REDAN 3350	\$440,000	28/03/2024
2	716 La Trobe St REDAN 3350	\$425,000	13/06/2023
3	824 Darling St REDAN 3350	\$420,000	28/04/2023

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:

16/10/2024 10:41



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Property Type: House
Land Size: 696 sqm approx
Agent Comments

Indicative Selling Price
\$415,000 - \$435,000
Median House Price
Year ending September 2024: \$450,000

Comparable Properties



411 Cooke St REDAN 3350 (REI/VG)

Agent Comments

2 2 2

Price: \$440,000
Method: Private Sale
Date: 28/03/2024
Property Type: House
Land Size: 467 sqm approx



716 La Trobe St REDAN 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$425,000
Method: Private Sale
Date: 13/06/2023
Property Type: House (Res)
Land Size: 464 sqm approx



824 Darling St REDAN 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$420,000
Method: Private Sale
Date: 28/04/2023
Property Type: House (Res)
Land Size: 478 sqm approx