

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

1/612 Ascot Street South, Redan Vic 3350

Indicative selling price

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

Range between

\$380,000

&

\$400,000

Median sale price

Median price

\$445,000

Property Type

House

Suburb

Redan

Period - From

01/04/2024

to

31/03/2025

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	1/320 Windermere St.S BALLARAT CENTRAL 3350	\$390,000	06/01/2025
2	1/807 Ripon St REDAN 3350	\$400,000	23/02/2024
3	1/411 Drummond St.S BALLARAT CENTRAL 3350	\$385,000	08/01/2024

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:

01/07/2025 17:12



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Property Type: Unit
Land Size: 195 sqm approx
Agent Comments

Indicative Selling Price
\$380,000 - \$400,000
Median House Price
Year ending March 2025: \$445,000

Comparable Properties



1/320 Windermere St.S BALLARAT CENTRAL 3350 (REI) **Agent Comments**

2 1 1

Price: \$390,000
Method: Private Sale
Date: 06/01/2025
Property Type: House
Land Size: 246 sqm approx



1/807 Ripon St REDAN 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$400,000
Method: Private Sale
Date: 23/02/2024
Property Type: Unit



1/411 Drummond St.S BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$385,000
Method: Private Sale
Date: 08/01/2024
Rooms: 4
Property Type: Unit

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