## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$380,000		&		\$400,000			
Median sale p	rice							
Median price	\$445,000	Pro	operty Type	Hou	se		Suburb	Redan
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ad	dress 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



1/612 Ascot Street South, Redan Vic 3350

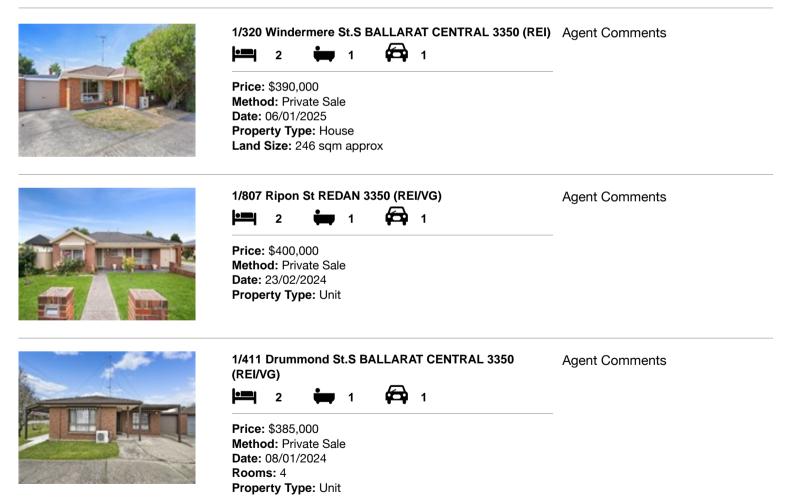






Property Type: Unit Land Size: 195 sqm approx Agent Comments Indicative Selling Price \$380,000 - \$400,000 Median House Price Year ending March 2025: \$445,000

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555



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