

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 914 Ripon Street South, Redan Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$395,000 & \$420,000

Median sale price

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

Period - From 07/01/2021 to 06/01/2022 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	7 Alexandra St SEBASTOPOL 3356	\$435,000	27/05/2021
2	722 Ripon St REDAN 3350	\$415,000	25/06/2021
3	307 Bell St REDAN 3350	\$405,000	07/09/2020

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:

07/01/2022 16:26

914 Ripon Street South, Redan Vic 3350



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Property Type: House
Land Size: 354 sqm approx
Agent Comments

Indicative Selling Price
\$395,000 - \$420,000
Median House Price
07/01/2021 - 06/01/2022: \$450,000

Comparable Properties



7 Alexandra St SEBASTOPOL 3356 (VG)

Agent Comments

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Price: \$435,000
Method: Sale
Date: 27/05/2021
Property Type: House (Res)
Land Size: 680 sqm approx

722 Ripon St REDAN 3350 (VG)

Agent Comments

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Price: \$415,000
Method: Sale
Date: 25/06/2021
Property Type: House (Res)
Land Size: 621 sqm approx



307 Bell St REDAN 3350 (VG)

Agent Comments

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Price: \$405,000
Method: Sale
Date: 07/09/2020
Property Type: House (Res)
Land Size: 465 sqm approx

Account - Wilson Estate Agents | P: 03 5333 4797 | F: 03 5333 4798



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