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	7 Nader Close, Redan Vic 3350

Indicative selling price

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

Range between $370,000 & $380,000

Median sale price

Median price $362,000 Property Type Unit Suburb Redan

Period - From 20/02/2022 to 19/02/2023 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	1/801 Ripon St.S REDAN 3350	$395,000	14/11/2022
2	2/111 Leith St REDAN 3350	$375,000	03/10/2022
3	1/618 Ripon St REDAN 3350	$360,000	20/08/2022

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: 20/02/2023 14:26

7 Nader Close, Redan Vic 3350



2 1 1

Property Type: House
Land Size: 232 sqm approx

Agent Comments

Indicative Selling Price
$370,000 - $380,000
Median Unit Price
20/02/2022 - 19/02/2023: $362,000

Comparable Properties



1/801 Ripon St.S REDAN 3350 (REI)

2 1 1

Price: $395,000
Method: Private Sale
Date: 14/11/2022
Property Type: House
Land Size: 270 sqm approx

Agent Comments



2/111 Leith St REDAN 3350 (REI/VG)

2 1 1

Price: $375,000
Method: Private Sale
Date: 03/10/2022
Property Type: Unit

Agent Comments

1/618 Ripon St REDAN 3350 (VG)

2 - -

Price: $360,000
Method: Sale
Date: 20/08/2022
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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

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