

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 and
postcode

2 NADER CLOSE REDAN VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$353,500

Property type

Unit

Suburb

Redan

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

4/9 FOSTER STREET REDAN VIC 3350	517500	25-Jul-25
149 BEVERIN STREET SEBASTOPOL VIC 3356	520000	24-Mar-25
13 NADER CLOSE REDAN VIC 3350	460000	24-Jun-25

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.~~

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Jo Thornton

P 0353334444

M 0409 356 478

E jo.thornton@raywhite.com



4/9 FOSTER STREET REDAN VIC 3350

3 2 2

Sold Price

517500

Sold Date

25-Jul-25

Distance

1.06km



**149 BEVERIN STREET
SEBASTOPOL VIC 3356**

3 2 2

Sold Price

520000

Sold Date

24-Mar-25

Distance

1.87km



13 NADER CLOSE REDAN VIC 3350

3 1 1

Sold Price

460000

Sold Date

24-Jun-25

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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