

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/8 Raglan Road, Research Vic 3095

Indicative selling price

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

Range between

\$650,000

&

\$715,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	5/36 Beard St ELTHAM 3095	\$850,000	30/11/2023
2	2/6 Frank St ELTHAM 3095	\$775,000	23/12/2023
3	6/1336 Main Rd ELTHAM 3095	\$725,000	16/06/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

24/06/2024 16:13

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



 3  2  1

Property Type: Unit
Land Size: 194 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
No median price available

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Comparable Properties



5/36 Beard St ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$850,000
Method: Private Sale
Date: 30/11/2023
Property Type: Unit
Land Size: 409 sqm approx



2/6 Frank St ELTHAM 3095 (REI/VG)

Agent Comments

 3  1  1

Price: \$775,000
Method: Private Sale
Date: 23/12/2023
Property Type: Unit
Land Size: 275 sqm approx



6/1336 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

 3  1  2

Price: \$725,000
Method: Sold Before Auction
Date: 16/06/2023
Property Type: House (Res)
Land Size: 562 sqm approx

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