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 betweer	\$650,000	&	\$715,000					
Median sale pr	ice*							
Median price		Property Type	Su	uburb	Research			
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.

Ado	dress 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.









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) 3 2 2 2 Price: \$850,000 Method: Private Sale Date: 30/11/2023 Property Type: Unit Land Size: 409 sqm approx	Agent Comments
2/6 Frank St ELTHAM 3095 (REI/VG) 3 1 1 1 Price: \$775,000 Method: Private Sale Date: 23/12/2023 Property Type: Unit Land Size: 275 sqm approx	Agent Comments
6/1336 Main Rd ELTHAM 3095 (REI/VG) 3 1 2 Price: \$725,000 Method: Sold Before Auction Date: 16/06/2023 Property Type: House (Res) Land Size: 562 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



propertydata

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