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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

56 Raglan Street South Melbourne VIC 3205

 2  1  1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$1,050,000

### Median Sale Price




\$1,100,000 Houses in South Melbourne between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic




### Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.






<b>152 Cobden Street South Melbourne</b>	<b>Sold Price</b>	<b>\$1,080,000</b>	<b>Sold Date</b>	<b>13-Apr-19</b>
<b>VIC 3205</b>				
 2  1  -			<b>Distance</b>	<b>0.12km</b>



<b>206 Montague Street South Melbourne</b>	<b>Sold Price</b>	<b>-</b>	<b>Sold Date</b>	<b>10-Jun-19</b>
<b>VIC 3205</b>				
 2  1  1			<b>Distance</b>	<b>1.06km</b>



<b>6 Little Boundary Street South Melbourne</b>	<b>Sold Price</b>	<b>\$1,087,500</b>	<b>Sold Date</b>	<b>25-May-19</b>
<b>VIC 3205</b>				
 2  1  -			<b>Distance</b>	<b>1.34km</b>

RS = Recent sale

UN = Undisclosed Sale

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