

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

168 Raglan Street, Sale Vic 3850

Indicative selling price

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

Single price

\$540,000

Median sale price

Median price

\$490,880

Property Type

House

Suburb

Sale

Period - From

01/01/2024

to

31/03/2024

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	37 Patten St SALE 3850	\$545,000	02/10/2023
2	71 Topping St SALE 3850	\$545,000	05/09/2023
3	4 Woodburne Dr SALE 3850	\$541,000	15/12/2022

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:

07/06/2024 16:02



3 2 4

Property Type: House

Land Size: 754 sqm approx

Agent Comments

Comparable Properties



37 Patten St SALE 3850 (REI/VG)

Agent Comments

4 2 4

Price: \$545,000

Method: Private Sale

Date: 02/10/2023

Property Type: House

Land Size: 898 sqm approx



71 Topping St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$545,000

Method: Sale

Date: 05/09/2023

Property Type: House (Res)

Land Size: 801 sqm approx



4 Woodburne Dr SALE 3850 (REI)

Agent Comments

4 2 2

Price: \$541,000

Method: Private Sale

Date: 15/12/2022

Property Type: House

Land Size: 826 sqm approx