Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	168 Raglan Street, Sale Vic 3850
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price	\$540,000
Sirigle price	\$540,000

Median sale price

Median price \$490,880	Pro	pperty Type Ho	use	Subur	b Sale
Period - From 01/01/2024	to	31/03/2024	Soul	rce 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

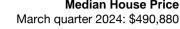




Chris Morrison 0351439206 0419381832

Indicative Selling Price \$540,000 **Median House Price**

cimorrison@chalmer.com.au





Property Type: House Land Size: 754 sqm approx **Agent Comments**

Comparable Properties



37 Patten St SALE 3850 (REI/VG)





Price: \$545,000 Method: Private Sale Date: 02/10/2023 Property Type: House Land Size: 898 sqm approx **Agent Comments**



71 Topping St SALE 3850 (VG)

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Price: \$545,000 Method: Sale Date: 05/09/2023

Property Type: House (Res) Land Size: 801 sqm approx

Agent Comments



4 Woodburne Dr SALE 3850 (REI)

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Price: \$541,000 Method: Private Sale Date: 15/12/2022 Property Type: House Land Size: 826 sqm approx Agent Comments

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



