

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

8/61-65 Raglan Street, Sale Vic 3850

Indicative selling price

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

Single price

\$234,500

Median sale price

Median price

\$245,000

Property Type

Unit

Suburb

Sale

Period - From

01/04/2019

to

30/06/2019

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	1/137 Market St SALE 3850	\$286,500	22/08/2018
2	3/70 Barkly St SALE 3850	\$265,000	14/06/2019
3	1/140 Guthridge Pde SALE 3850	\$232,000	11/02/2019

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:

16/09/2019 13:46

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Indicative Selling Price

\$234,500

Median Unit Price

June quarter 2019: \$245,000



3 1 1

Property Type: Apartment

Land Size: 250 sqm approx

Agent Comments

Comparable Properties



1/137 Market St SALE 3850 (REI/VG)

Agent Comments

2 2 2

Price: \$286,500

Method: Private Sale

Date: 22/08/2018

Rooms: 5

Property Type: Townhouse (Single)



3/70 Barkly St SALE 3850 (REI/VG)

Agent Comments

2 2 1

Price: \$265,000

Method: Private Sale

Date: 14/06/2019

Rooms: 5

Property Type: Unit

Land Size: 281 sqm approx



1/140 Guthridge Pde SALE 3850 (REI/VG)

Agent Comments

2 1 1

Price: \$232,000

Method: Private Sale

Date: 11/02/2019

Rooms: 4

Property Type: Unit

Land Size: 186 sqm approx