

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

85 Raglan Street, Sale Vic 3850

Indicative selling price

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

Single price

\$595,000

Median sale price

Median price

\$480,000

Property Type

House

Suburb

Sale

Period - From

01/10/2022

to

31/12/2022

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	66 Guthridge Pde SALE 3850	\$590,000	15/09/2022
2	32 Mark Av SALE 3850	\$585,000	28/03/2022
3	8 Raglan St SALE 3850	\$565,000	30/09/2022

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:

08/02/2023 13:15



Property Type:
Agent Comments

Comparable Properties



66 Guthridge Pde SALE 3850 (REI/VG)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 15/09/2022
Property Type: House
Land Size: 990 sqm approx



32 Mark Av SALE 3850 (REI)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 28/03/2022
Property Type: House
Land Size: 1228 sqm approx



8 Raglan St SALE 3850 (REI/VG)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 30/09/2022
Property Type: House
Land Size: 751 sqm approx