

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

229 Raglan Street, Sale Vic 3850

Indicative selling price

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

Single price \$269,500

Median sale price

Median price \$325,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/01/2019

to

31/03/2019

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 eighteen 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	18 Valentine Cr SALE 3850	\$270,000	16/11/2018
2	7 Christina Av SALE 3850	\$265,000	07/12/2018
3	136 Patten St SALE 3850	\$260,000	17/12/2018

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 eighteen months.



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Rooms:**Property Type:** House (Previously Occupied - Detached)**Land Size:** 649 sqm approx

Agent Comments

Indicative Selling Price

\$269,500

Median House Price

March quarter 2019: \$325,000

Comparable Properties

**18 Valentine Cr SALE 3850 (REI)**

Agent Comments

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Price: \$270,000**Method:** Private Sale**Date:** 16/11/2018**Rooms:** 6**Property Type:** House**7 Christina Av SALE 3850 (VG)**

Agent Comments

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Price: \$265,000**Method:** Sale**Date:** 07/12/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 906 sqm approx**136 Patten St SALE 3850 (REI/VG)**

Agent Comments

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Price: \$260,000**Method:** Private Sale**Date:** 17/12/2018**Rooms:** 6**Property Type:** House**Land Size:** 650 sqm approx