

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

246 Raglan Street, Sale Vic 3850

Indicative selling price

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

Range between \$435,000

&

\$470,000

Median sale price

Median price \$392,250

Property Type House

Suburb Sale

Period - From 01/04/2021

to

30/06/2021

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	19 Mark Av SALE 3850	\$470,000	07/10/2020
2	11 Langholme Ct SALE 3850	\$455,000	03/12/2020
3	10 James Ct SALE 3850	\$449,500	13/04/2021

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:

17/08/2021 15:37



Property Type: House

Agent Comments

Comparable Properties



19 Mark Av SALE 3850 (REI/VG)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 07/10/2020

Rooms: 7

Property Type: House

Land Size: 1004 sqm approx



11 Langholme Ct SALE 3850 (VG)

Agent Comments



Price: \$455,000

Method: Sale

Date: 03/12/2020

Property Type: House (Res)

Land Size: 840 sqm approx



10 James Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$449,500

Method: Private Sale

Date: 13/04/2021

Property Type: House

Land Size: 1463 sqm approx