

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15/61-65 Raglan Street, Sale Vic 3850

Indicative selling price

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

Single price

\$339,000

Median sale price

Median price

\$486,250

Property Type

House

Suburb

Sale

Period - From

01/07/2023

to

30/06/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	1/99 Reeve St SALE 3850	\$350,000	07/08/2024
2	6/117 Reeve St SALE 3850	\$305,000	30/07/2024
3	3/88 Palmerston St SALE 3850	\$362,000	28/05/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

19/08/2024 16:08



2 2 1

Rooms: 3
Property Type: Townhouse (Res)
Land Size: 250 sqm approx
Agent Comments

Indicative Selling Price
\$339,000
Median House Price
Year ending June 2024: \$486,250

Comparable Properties



1/99 Reeve St SALE 3850 (REI)

Agent Comments

3 1 1

Price: \$350,000
Method: Private Sale
Date: 07/08/2024
Property Type: Unit
Land Size: 196 sqm approx



6/117 Reeve St SALE 3850 (REI)

Agent Comments

2 1 1

Price: \$305,000
Method: Private Sale
Date: 30/07/2024
Property Type: Unit
Land Size: 157 sqm approx



3/88 Palmerston St SALE 3850 (REI/VG)

Agent Comments

3 1 1

Price: \$362,000
Method: Private Sale
Date: 28/05/2024
Property Type: Unit
Land Size: 233 sqm approx