

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

68 Raglan Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,735,000

Property Type House

Suburb South Melbourne

Period - From 01/07/2021

to

30/09/2021

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	322 Dorcas St SOUTH MELBOURNE 3205	\$1,200,000	07/08/2021
2	8 Napier Pl SOUTH MELBOURNE 3205	\$1,185,000	28/09/2021
3	16 Cobden St SOUTH MELBOURNE 3205	\$1,050,000	27/09/2021

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:

27/10/2021 15:04



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Rooms: 3
Property Type: House (Res)
Land Size: 110 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000

Median House Price
 September quarter 2021: \$1,735,000

Comparable Properties



322 Dorcas St SOUTH MELBOURNE 3205 (VG) Agent Comments

2 - -

Price: \$1,200,000
Method: Sale
Date: 07/08/2021
Property Type: House (Res)
Land Size: 116 sqm approx



8 Napier Pl SOUTH MELBOURNE 3205 (REI) Agent Comments

2 1 -

Price: \$1,185,000
Method: Sold Before Auction
Date: 28/09/2021
Property Type: House (Res)



16 Cobden St SOUTH MELBOURNE 3205 (REI) Agent Comments

2 1 -

Price: \$1,050,000
Method: Private Sale
Date: 27/09/2021
Property Type: House (Res)
Land Size: 110 sqm approx

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545