

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

454 Raymond Street, Sale Vic 3850

Indicative selling price

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

Single price

\$609,000

Median sale price

Median price

\$472,500

Property Type

House

Suburb

Sale

Period - From

01/07/2022

to

30/09/2022

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 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	427 Raymond St SALE 3850	\$580,000	07/06/2022
2	26 Macarthur St SALE 3850	\$580,000	18/11/2021
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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.~~

This Statement of Information was prepared on:

15/11/2022 12:26



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Property Type: House (Res)

Land Size: 1011 sqm approx

Agent Comments

Indicative Selling Price

\$609,000

Median House Price

September quarter 2022: \$472,500

Comparable Properties



427 Raymond St SALE 3850 (VG)

Agent Comments

- - -

Price: \$580,000

Method: Sale

Date: 07/06/2022

Property Type: Retail (Com)

Land Size: 506 sqm approx

26 Macarthur St SALE 3850 (VG)

Agent Comments

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Price: \$580,000

Method: Sale

Date: 18/11/2021

Property Type: House (Res)

Land Size: 1218 sqm approx

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.