

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

52 Raglan Street, South Melbourne Vic 3205

Indicative selling price

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

Single price

\$1,395,000

Median sale price

Median price

\$1,465,000

House

X

Unit

Suburb

South Melbourne

Period - From

01/07/2018

to

30/09/2018

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	303 Moray St SOUTH MELBOURNE 3205	\$1,485,000	04/10/2018
2	261 Montague St SOUTH MELBOURNE 3205	\$1,470,000	22/10/2018
3	125 Bank St SOUTH MELBOURNE 3205	\$1,450,000	26/11/2018

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.



3
 2
 1

Rooms:

Property Type: House (Res)

Land Size: 106 sqm approx

Agent Comments

Indicative Selling Price

\$1,395,000

Median House Price

September quarter 2018: \$1,465,000

Comparable Properties



303 Moray St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

2
 1
 1

Price: \$1,485,000

Method: Private Sale

Date: 04/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 140 sqm approx



261 Montague St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

3
 2
 -

Price: \$1,470,000

Method: Private Sale

Date: 22/10/2018

Rooms: 5

Property Type: House (Res)

Land Size: 88 sqm approx



125 Bank St SOUTH MELBOURNE 3205

Agent Comments

3
 2
 -

Price: \$1,450,000

Method: Private Sale

Date: 26/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 124 sqm approx