

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

7/61-65 Raglan Street, Sale Vic 3850

Indicative selling price

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

Single price

\$229,950

Median sale price

Median price

\$263,500

Property Type

Unit

Suburb

Sale

Period - From

01/01/2019

to

31/12/2019

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	14/242a Raglan St SALE 3850	\$230,000	20/02/2020
2	1/134 MACARTHUR St SALE 3850	\$223,000	08/01/2020
3	2/4-10 Trood St SALE 3850	\$218,000	09/01/2020

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:

21/04/2020 10:52

7/61-65 Raglan Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Ferg Horan

5144 4333

0417 123 162

fhoran@chalmer.com.au

Indicative Selling Price

\$229,950

Median Unit Price

Year ending December 2019: \$263,500



2 -

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



14/242a Raglan St SALE 3850 (REI/VG)

Agent Comments

2 1 1

Price: \$230,000

Method: Private Sale

Date: 20/02/2020

Rooms: 4

Property Type: Unit

Land Size: 228 sqm approx



1/134 MACARTHUR St SALE 3850 (VG)

Agent Comments

2 - -

Price: \$223,000

Method: Sale

Date: 08/01/2020

Property Type: Strata Unit/Flat



2/4-10 Trood St SALE 3850 (REI/VG)

Agent Comments

2 1 1

Price: \$218,000

Method: Private Sale

Date: 09/01/2020

Rooms: 4

Property Type: Unit

Land Size: 277 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.