

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

166 Raglan Street, Sale Vic 3850

Indicative selling price

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

Range between \$460,000 & \$490,000

Median sale price

Median price \$442,000 Property Type House Suburb Sale

Period - From 01/10/2021 to 31/12/2021 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	5 Langholme Ct SALE 3850	\$486,500	16/12/2021
2	71 Raglan St SALE 3850	\$485,000	27/10/2021
3	179 Stawell St SALE 3850	\$470,000	25/03/2021

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:

24/02/2022 15:18



Rooms: 9

Property Type: House

Land Size: 809 sqm approx

Agent Comments

Comparable Properties



5 Langholme Ct SALE 3850 (VG)

Agent Comments



Price: \$486,500

Method: Sale

Date: 16/12/2021

Property Type: House (Res)

Land Size: 811 sqm approx



71 Raglan St SALE 3850 (VG)

Agent Comments



Price: \$485,000

Method: Sale

Date: 27/10/2021

Property Type: House (Res)

Land Size: 1030 sqm approx



179 Stawell St SALE 3850 (REI)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 25/03/2021

Property Type: House

Land Size: 1002 sqm approx