

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

183 Raglan Street, Sale Vic 3850

Indicative selling price

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

Single price

\$319,500

Median sale price

Median price

\$332,000

Property Type

House

Suburb

Sale

Period - From

06/08/2019

to

05/08/2020

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 | 4 Polaris Dr SALE 3850 | \$320,000 | 18/07/2020 |
| 2 | 335 Dawson St SALE 3850 | \$320,000 | 12/12/2019 |
| 3 | 3 Capella Ct SALE 3850 | \$320,000 | 25/07/2019 |

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:

06/08/2020 16:10



4 2 2

Property Type: House
Land Size: 674 sqm approx
Agent Comments

Indicative Selling Price
\$319,500

Median House Price
06/08/2019 - 05/08/2020: \$332,000

Comparable Properties



4 Polaris Dr SALE 3850 (REI)

Agent Comments

4 2 3

Price: \$320,000
Method: Private Sale
Date: 18/07/2020
Rooms: 9
Property Type: House
Land Size: 1130 sqm approx



335 Dawson St SALE 3850 (REI/VG)

Agent Comments

3 1 1

Price: \$320,000
Method: Private Sale
Date: 12/12/2019
Rooms: 5
Property Type: House
Land Size: 3692 sqm approx



3 Capella Ct SALE 3850 (REI/VG)

Agent Comments

3 2 3

Price: \$320,000
Method: Private Sale
Date: 25/07/2019
Rooms: 7
Property Type: House
Land Size: 898 sqm approx