

# 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

142 Raglan Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$569,950

### Median sale price

Median price \$465,000

Property Type House

Suburb Sale

Period - From 01/04/2024

to 30/06/2024

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	94A Palmerston St SALE 3850	\$550,000	26/08/2024
2	109 Market St SALE 3850	\$590,000	08/05/2024
3	13 Market St SALE 3850	\$565,000	20/10/2023

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:

18/09/2024 13:56

142 Raglan Street, Sale Vic 3850

**GRAHAM CHALMER**  
PTY. LTD.

Sarah Bedggood

5144 4333

0400 614 669

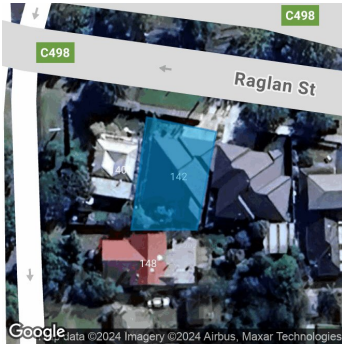
sarahb@chalmer.com.au

**Indicative Selling Price**

\$569,950

**Median House Price**

June quarter 2024: \$465,000



**Property Type:** House (Res)

**Land Size:** 378 sqm approx

**Agent Comments**

## Comparable Properties



**94A Palmerston St SALE 3850 (REI)**

**Agent Comments**



**Price:** \$550,000

**Method:** Private Sale

**Date:** 26/08/2024

**Property Type:** House

**Land Size:** 569 sqm approx



**109 Market St SALE 3850 (REI)**

**Agent Comments**



**Price:** \$590,000

**Method:** Private Sale

**Date:** 08/05/2024

**Property Type:** House

**Land Size:** 389 sqm approx



**13 Market St SALE 3850 (REI/VG)**

**Agent Comments**



**Price:** \$565,000

**Method:** Private Sale

**Date:** 20/10/2023

**Property Type:** House

**Land Size:** 303 sqm approx

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



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