

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 and
postcode

279 RAGLAN STREET SALE VIC 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$389,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

House

Suburb

Sale

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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

35 VALENTINE CRESCENT SALE VIC 3850	\$378,000	28-Nov-23
17 WEIR STREET SALE VIC 3850	\$390,000	23-Apr-24
11 STEAD STREET SALE VIC 3850	\$382,000	01-May-24

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: 16 July 2024

	35 VALENTINE CRESCENT SALE VIC 3850	Sold Price	\$378,000	Sold Date	28-Nov-23
	 3  1  1			Distance	0.23km
	17 WEIR STREET SALE VIC 3850	Sold Price	\$390,000	Sold Date	23-Apr-24
	 3  1  2			Distance	0.34km
	11 STEAD STREET SALE VIC 3850	Sold Price	^{RS} \$382,000	Sold Date	01-May-24
	 3  1  2			Distance	0.45km

RS = Recent sale

UN = Undisclosed Sale

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