Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	201-203 Raglan Street, Sale Vic 3850
Including suburb and	-
postcode	

Indicative selling price

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

Single price \$368,000

Median sale price

Median price	\$392,250	Pro	perty Type	House		Suburb	Sale
Period - From	01/04/2021	to	30/06/2021		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	243 Guthridge Pde SALE 3850	\$350,000	04/06/2021
2	1 Buckley St SALE 3850	\$345,000	01/04/2021
3	37 Macalister St SALE 3850	\$350,000	18/02/2021

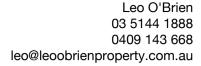
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/07/2021 12:06







Indicative Selling Price \$368,000 Median House Price June quarter 2021: \$392,250





Comparable Properties



243 Guthridge Pde SALE 3850 (REI)

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Price: \$350,000 Method: Private Sale Date: 04/06/2021 Property Type: House Land Size: 972 sqm approx **Agent Comments**



1 Buckley St SALE 3850 (REI)

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Price: \$345,000 Method: Private Sale Date: 01/04/2021 Property Type: House Land Size: 693 sqm approx **Agent Comments**



37 Macalister St SALE 3850 (REI)

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Price: \$350,000 Method: Private Sale Date: 18/02/2021 Property Type: House Agent Comments

Account - Leo O'Brien Property | P: 03 5144 1888 | F: 03 5144 2288



