

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
Including suburb and
postcode

201-203 Raglan Street, Sale Vic 3850

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

Property 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	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 comparable properties 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

Leo O'Brien

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Indicative Selling Price

\$368,000

Median House Price

June quarter 2021: \$392,250



Property Type:

Agent Comments

Comparable Properties



243 Guthridge Pde SALE 3850 (REI)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 04/06/2021

Property Type: House

Land Size: 972 sqm approx



1 Buckley St SALE 3850 (REI)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 01/04/2021

Property Type: House

Land Size: 693 sqm approx



37 Macalister St SALE 3850 (REI)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 18/02/2021

Property Type: House