

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

44 RAGLAN STREET WHITE HILLS VIC 3550

Indicative selling price

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

Single Price

or range
between

\$695,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

White Hills

Period-from

01 Mar 2023

to

29 Feb 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

42 GOYNES ROAD EPSOM VIC 3551	\$725,000	11-Oct-22
178 ST AIDANS ROAD KENNINGTON VIC 3550	\$710,000	23-Oct-23
220 EAGLEHAWK ROAD LONG GULLY VIC 3550	\$687,000	23-May-23

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: 05 March 2024



42 GOYNES ROAD EPSOM VIC 3551 Sold Price **\$725,000** Sold Date **11-Oct-22**
 Distance **1.62km**
 3 bedrooms 2 bathrooms 3 car spaces



178 ST AIDANS ROAD KENNINGTON VIC 3550 Sold Price **\$710,000** Sold Date **23-Oct-23**
 Distance **4.16km**
 3 bedrooms 2 bathrooms 4 car spaces



220 EAGLEHAWK ROAD LONG GULLY VIC 3550 Sold Price **\$687,000** Sold Date **23-May-23**
 Distance **4.32km**
 3 bedrooms 1 bathroom 3 car spaces

RS = Recent sale UN = Undisclosed Sale

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