

# 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

292 Raglan Street, Sale Vic 3850

### Indicative selling price

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

Single price

\$245,000

### Median sale price

Median price

\$343,750

Property Type

House

Suburb

Sale

Period - From

01/01/2020

to

31/03/2020

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	18 Weir St SALE 3850	\$280,000	17/02/2020
2	17 Alameda Dr SALE 3850	\$280,000	19/11/2019
3	184 Dawson St SALE 3850	\$257,500	17/12/2019

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:

28/05/2020 09:25

Victoria Cook

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**Indicative Selling Price**

\$245,000

**Median House Price**

March quarter 2020: \$343,750



 3  - 

**Property Type:** House (Res)

**Land Size:** 597 sqm approx

Agent Comments

## Comparable Properties



**18 Weir St SALE 3850 (VG)**

Agent Comments

 3  - 

**Price:** \$280,000

**Method:** Sale

**Date:** 17/02/2020

**Property Type:** House (Res)

**Land Size:** 784 sqm approx



**17 Alameda Dr SALE 3850 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$280,000

**Method:** Private Sale

**Date:** 19/11/2019

**Rooms:** 5

**Property Type:** House

**Land Size:** 558 sqm approx



**184 Dawson St SALE 3850 (VG)**

Agent Comments

 3  - 

**Price:** \$257,500

**Method:** Sale

**Date:** 17/12/2019

**Property Type:** House (Res)

**Land Size:** 614 sqm approx