# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Price

# Property offered for sale

Address	85 Raglan Street, Sale Vic 3850
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price	\$560,000
• .	•

# Median sale price

Median price \$475,000	Pro	pperty Type Ho	use	Sub	burb	Sale
Period - From 01/01/2024	to	31/12/2024	Sou	rceREI	IV	

## 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

1	142 Raglan St SALE 3850	\$550,000	29/11/2024
2	168 Raglan St SALE 3850	\$538,000	01/08/2024
3	216 Raglan St SALE 3850	\$514,000	15/03/2024

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:	03/02/2025 09:11



Date of sale



Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

**Indicative Selling Price** \$560,000

Year ending December 2024: \$475,000

**Median House Price** 





**Agent Comments** 

# Comparable Properties



142 Raglan St SALE 3850 (REI/VG)

**Agent Comments** 

Price: \$550,000 Method: Private Sale Date: 29/11/2024 Property Type: House Land Size: 378 sqm approx



168 Ragian St SALE 3850 (REI/VG)



**Agent Comments** 

Price: \$538,000 Method: Private Sale Date: 01/08/2024 Property Type: House Land Size: 754 sqm approx



216 Raglan St SALE 3850 (REI/VG)

Price: \$514,000 Method: Private Sale Date: 15/03/2024 Property Type: House Land Size: 551 sqm approx Agent Comments

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690





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