## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	174 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

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#### Median sale price

Median price \$460,000	Pro	pperty Type Ho	use	Subu	rb Sale
Period - From 01/10/2024	to	31/12/2024	Soul	rce 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

1	131-133 Market St SALE 3850	\$555,000	07/12/2023
2	41 Darling St SALE 3850	\$575,000	28/11/2023
3	184 Fitzroy St SALE 3850	\$540,000	24/10/2023

#### 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:	13/03/2025 11:27



Date of sale

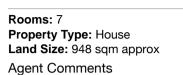


**Brett Glover** 5144 4333 0408 384 147 brettg@chalmer.com

\$560,000

**Median House Price** December quarter 2024: \$460,000

**Indicative Selling Price** 





# Comparable Properties

131-133 Market St SALE 3850 (REI)

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Price: \$555,000 Method: Private Sale Date: 07/12/2023 Property Type: House Land Size: 684 sqm approx **Agent Comments** 



41 Darling St SALE 3850 (REI/VG)

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**Agent Comments** 

Price: \$575,000 Method: Private Sale Date: 28/11/2023 Property Type: House Land Size: 862 sqm approx



184 Fitzroy St SALE 3850 (REI/VG)

Price: \$540,000 Method: Private Sale Date: 24/10/2023 Property Type: House Land Size: 680 sqm approx Agent Comments

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



