

# 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

211 Raglan Street, Sale Vic 3850

### Indicative selling price

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

Single price

\$485,000

### Median sale price

Median price

\$542,500

Property Type

House

Suburb

Sale

Period - From

01/01/2025

to

31/03/2025

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 | 1b Nicholson St SALE 3850      | \$470,000 | 12/12/2024   |
| 2 | 1/35 Reeve St SALE 3850        | \$490,000 | 22/07/2024   |
| 3 | 138B Reeve St SALE 3850        | \$470,000 | 02/02/2024   |

**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:

11/06/2025 10:52



2 2 2

Property Type: House

Land Size: 416 sqm approx

Agent Comments

## Comparable Properties



1b Nicholson St SALE 3850 (REI/VG)

Agent Comments

2 2 2

Price: \$470,000

Method: Private Sale

Date: 12/12/2024

Property Type: House

Land Size: 328 sqm approx



1/35 Reeve St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$490,000

Method: Sale

Date: 22/07/2024

Property Type: Flat/Unit/Apartment (Res)



138B Reeve St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$470,000

Method: Private Sale

Date: 02/02/2024

Property Type: Unit

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