

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

469-477 Raymond Street Sale VIC 3850

Indicative selling price

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

Single Price

\$400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Other

Suburb

Sale

Period-from

01 Feb 2021

to

31 Jan 2022

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

204 Desailly Street Sale VIC 3850	\$420,000	06-May-21
461-467 Raymond Street Sale VIC 3850	\$400,000	30-Mar-21
45 Macarthur Street Sale VIC 3850	\$375,000	13-Jul-21

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: 22 February 2022



204 Desailly Street Sale VIC 3850

Sold Price

\$420,000

Sold Date

06-May-21

3 1 3

Distance

0.56km



461-467 Raymond Street Sale VIC 3850

Sold Price

\$400,000

Sold Date

30-Mar-21

4 2 2

Distance

0.02km



45 Macarthur Street Sale VIC 3850

Sold Price

\$375,000

Sold Date

13-Jul-21

3 1 2

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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