

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

8/242a Raglan Street, Sale Vic 3850

Indicative selling price

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

Single price

\$379,950

Median sale price

Median price

\$327,500

Property Type

Unit

Suburb

Sale

Period - From

01/10/2024

to

31/12/2024

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	7/14-16 Carter St SALE 3850	\$370,000	07/11/2024
2	6/26 Stawell St SALE 3850	\$373,000	04/10/2024
3	7/242a Raglan St SALE 3850	\$360,000	12/12/2023

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:

19/03/2025 16:15

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Indicative Selling Price
\$379,950

Median Unit Price
December quarter 2024: \$327,500



3 1 1

Rooms: 5
Property Type: Unit
Land Size: 320 sqm approx
Agent Comments

Comparable Properties



7/14-16 Carter St SALE 3850 (REI)

Agent Comments

3 1 1

Price: \$370,000
Method: Private Sale
Date: 07/11/2024
Property Type: Unit
Land Size: 154 sqm approx



6/26 Stawell St SALE 3850 (REI/VG)

Agent Comments

3 1 1

Price: \$373,000
Method: Private Sale
Date: 04/10/2024
Property Type: Unit



7/242a Raglan St SALE 3850 (REI/VG)

Agent Comments

3 1 1

Price: \$360,000
Method: Private Sale
Date: 12/12/2023
Property Type: Unit
Land Size: 323 sqm approx

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