

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 163 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 \$469,500

Median sale price

Median price \$485,000

Property Type House

Suburb Sale

Period - From 01/04/2023

to 31/03/2024

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	485 Raymond St SALE 3850	\$475,000	08/03/2024
2	143 Dawson St SALE 3850	\$460,000	22/04/2024
3	185 Raglan St SALE 3850	\$460,000	16/06/2023

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:

12/06/2024 16:54

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Property Type: Separate House
and Curtilage

Agent Comments

Indicative Selling Price
\$469,500
Median House Price
Year ending March 2024: \$485,000

Comparable Properties



485 Raymond St SALE 3850 (REI/VG)

Agent Comments

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Price: \$475,000
Method: Private Sale
Date: 08/03/2024
Property Type: House
Land Size: 1040 sqm approx



143 Dawson St SALE 3850 (REI)

Agent Comments

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Price: \$460,000
Method: Private Sale
Date: 22/04/2024
Property Type: House



185 Raglan St SALE 3850 (REI/VG)

Agent Comments

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Price: \$460,000
Method: Private Sale
Date: 16/06/2023
Property Type: House
Land Size: 671 sqm approx

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