

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

205 Raglan Street, Sale Vic 3850

Indicative selling price

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

Range between \$260,000 & \$280,000

Median sale price

Median price \$531,000 Property Type House Suburb Sale

Period - From 01/10/2023 to 31/12/2023 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	1 Simpson St SALE 3850	\$295,000	12/10/2023
2	41 Topping St SALE 3850	\$285,000	10/01/2023
3	15 Carter St SALE 3850	\$285,000	10/01/2023

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:

18/01/2024 12:52

Victoria Cook

5144 4333

0417 017 182

victoriac@chalmer.com.au

Indicative Selling Price

\$260,000 - \$280,000

Median House Price

December quarter 2023: \$531,000



Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



1 Simpson St SALE 3850 (REI)

Agent Comments



Price: \$295,000

Method: Private Sale

Date: 12/10/2023

Property Type: House

Land Size: 732 sqm approx



41 Topping St SALE 3850 (VG)

Agent Comments



Price: \$285,000

Method: Sale

Date: 10/01/2023

Property Type: House (Res)

Land Size: 596 sqm approx



15 Carter St SALE 3850 (VG)

Agent Comments



Price: \$285,000

Method: Sale

Date: 10/01/2023

Property Type: House (Res)

Land Size: 1028 sqm approx

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