## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

125 Raglan Street, South Melbourne Vic 3205

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot   | ing  |        |                 |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|-----------------|
| Range betwee    | \$1,000,000       |      | &            |       | \$1,100,000 |      |        |                 |
| Median sale p   | rice              |      |              |       |             |      |        |                 |
| Median price    | \$1,405,000       | Pro  | operty Type  | Hous  | se          |      | Suburb | South Melbourne |
| Period - From   | 01/07/2023        | to   | 30/09/2023   |       | So          | urce | REIV   |                 |

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ado | dress of comparable property      | Price       | Date of sale |
|-----|-----------------------------------|-------------|--------------|
| 1   | 13 Hotham St SOUTH MELBOURNE 3205 | \$1,215,000 | 29/07/2023   |
| 2   | 26 Iffla St SOUTH MELBOURNE 3205  | \$1,060,000 | 28/10/2023   |
| 3   | 389 Park St SOUTH MELBOURNE 3205  | \$1,030,000 | 28/10/2023   |

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

15/11/2023 11:23









**Property Type:** House **Land Size:** 109 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price September quarter 2023: \$1,405,000

Agent Comments

Agent Comments

# **Comparable Properties**





Price: \$1,215,000 Method: Auction Sale Date: 29/07/2023 Property Type: House (Res) Land Size: 72 sqm approx

(REI/VG)

2

26 Iffla St SOUTH MELBOURNE 3205 (REI)

13 Hotham St SOUTH MELBOURNE 3205

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Price: \$1,060,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res)

389 Park St SOUTH MELBOURNE 3205 (REI) Agent Comments



Price: \$1,030,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res) Land Size: 120 sqm approx

#### Account - Cayzer | P: 03 9699 5999



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