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

62 Raglan Street, South Melbourne Vic 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,000,000		&		\$1,100,000				
Median sale price									
Median price	\$1,545,000	Pro	operty Type	Hou	se		Suburb	South Melbourne	
Period - From	01/01/2024	to	31/12/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	10 Law St SOUTH MELBOURNE 3205	\$1,030,000	21/09/2024
2	316 Bank St SOUTH MELBOURNE 3205	\$1,032,500	18/09/2024
3	121 Napier St SOUTH MELBOURNE 3205	\$1,000,000	19/12/2024

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:

31/01/2025 11:09

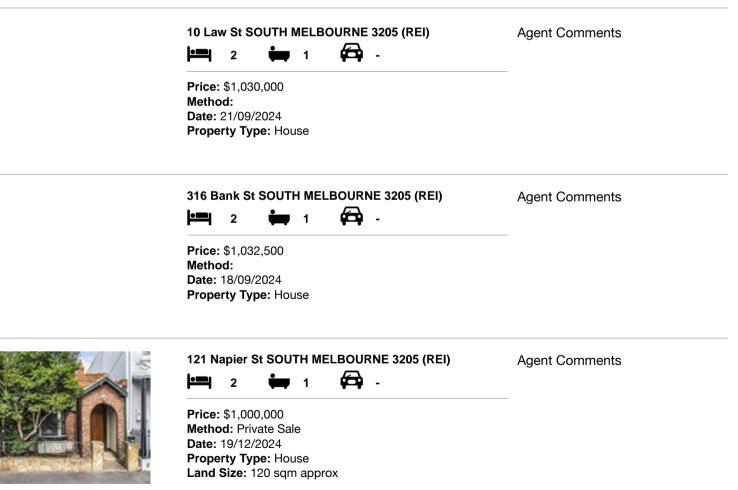






Property Type: Divorce/Estate/Family Transfers Land Size: 107 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price Year ending December 2024: \$1,545,000

Comparable Properties



Account - Jellis Craig | P: 03 8644 5500



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