

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	176-178 Raglan Street, Sale Vic 3850
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Indicative selling price

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

Single price	\$320,000
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Median sale price

Median price	\$310,000	House	X	Unit		Suburb or locality	Sale
Period - From	01/07/2017	to	30/06/2018	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 eighteen 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	100 Guthridge Pde SALE 3850	\$330,000	22/06/2018
2	1 Mcghee St SALE 3850	\$325,000	15/12/2017
3	13 Cedar St SALE 3850	\$307,000	27/03/2018

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 eighteen months.

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Indicative Selling Price

\$320,000

Median House Price

Year ending June 2018: \$310,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



100 Guthridge Pde SALE 3850 (REI/VG)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 22/06/2018

Rooms: -

Property Type: House

Land Size: 770 sqm approx



1 Mcghee St SALE 3850 (REI/VG)

Agent Comments



Price: \$325,000

Method: Private Sale

Date: 15/12/2017

Rooms: 5

Property Type: House

Land Size: 1155 sqm approx



13 Cedar St SALE 3850 (VG)

Agent Comments



Price: \$307,000

Method: Sale

Date: 27/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 907 sqm approx