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

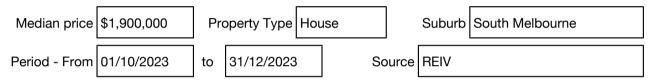
68 Raglan Street, South Melbourne Vic 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au	/underauctina
of the meaning of this price see consumer.vie.gov.au	underguoting

Single price \$1,330,000

Median sale price



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.

Address of comparable property		Price	Date of sale
1	25 Little Lyell St SOUTH MELBOURNE 3205	\$1,280,000	12/09/2023
2	95 Bank St SOUTH MELBOURNE 3205	\$1,260,000	17/09/2023
3	13 Hotham St SOUTH MELBOURNE 3205	\$1,215,000	29/07/2023

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:

21/02/2024 16:30









Property Type: House (Res) Agent Comments Indicative Selling Price \$1,330,000 Median House Price December quarter 2023: \$1,900,000

Comparable Properties

	25 Little Lyell St SOUTH MELBOURNE 3205 (REI/VG) 2 1 2 1 2 1 2 2 2 2 2 2 2 2 2 2 2 2 2	Agent Comments
	95 Bank St SOUTH MELBOURNE 3205 (REI/VG) 2 ↓ 1 ↓ - Price: \$1,260,000 Method: Private Sale Date: 17/09/2023 Property Type: House Land Size: 146 sqm approx	Agent Comments
CAYZER	13 Hotham St SOUTH MELBOURNE 3205 (REI/VG) Image: 2 Image: 2 Image: 2 Image: 2 Price: \$1,215,000 Method: Auction Sale Date: 29/07/2023 Property Type: House (Res) Land Size: 72 sqm approx	Agent Comments

Account - Cayzer | P: 03 9699 5999

propertydata



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.