

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

126 Raglan Street, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$1,950,000

 &

\$2,100,000

Median sale price

Median price

\$1,900,000

 Property Type

House

 Suburb

South Melbourne

Period - From

23/03/2022

 to

22/03/2023

 Source

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.

	Address of comparable property	Price	Date of sale
1	29-31 Cobden St SOUTH MELBOURNE 3205	\$2,060,000	12/11/2022
2	123 Napier St SOUTH MELBOURNE 3205	\$2,045,000	11/02/2023
3	327 Park St SOUTH MELBOURNE 3205	\$1,955,000	28/09/2022

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:

23/03/2023 16:00



 3  2  1

Property Type: Strata Unit/Flat

Land Size: 145 sqm approx

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

23/03/2022 - 22/03/2023: \$1,900,000

Comparable Properties



29-31 Cobden St SOUTH MELBOURNE 3205 (REI)

Agent Comments

 3  2  1

Price: \$2,060,000

Method: Auction Sale

Date: 12/11/2022

Property Type: House (Res)



123 Napier St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

 3  2  1

Price: \$2,045,000

Method: Auction Sale

Date: 11/02/2023

Property Type: House (Res)

Land Size: 103 sqm approx



327 Park St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

 3  2  -

Price: \$1,955,000

Method: Private Sale

Date: 28/09/2022

Property Type: House

Land Size: 134 sqm approx

Account - Cayzer | P: 03 9699 5999