

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

1Y Amphitheatre Road, Raglan Vic 3373

Indicative selling price

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

Single price

\$495,000

Median sale price

Median price

\$270,000

Property Type

Vacant land

Suburb

Raglan

Period - From

17/08/2022

to

16/08/2023

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	Amphitheatre Rd RAGLAN 3373	\$500,000	22/08/2022
2	Little King Charlie La CHUTE 3373	\$470,000	22/07/2022
3			

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.~~

This Statement of Information was prepared on:

17/08/2023 14:26



Property Type:
Agent Comments

Indicative Selling Price

\$495,000

Median Land Price

17/08/2022 - 16/08/2023: \$270,000

Comparable Properties

Amphitheatre Rd RAGLAN 3373 (VG)

Agent Comments



Price: \$500,000
Method: Sale
Date: 22/08/2022
Property Type: Hobby Farm < 20 ha
Land Size: 82155 sqm approx

Little King Charlie La CHUTE 3373 (VG)

Agent Comments



Price: \$470,000
Method: Sale
Date: 22/07/2022
Property Type: Mixed Farming (Rur)
Land Size: 395670 sqm approx

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.