## 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	1/63 Marley Street, Sale Vic 3850
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price \$449,000

1/110 Marloy Ct CALE 2050

#### Median sale price

Median price	\$486,250	Pro	perty Type	House		Suburb	Sale
Period - From	01/07/2023	to	30/06/2024		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 18 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	2/120 Palmerston St SALE 3850	\$445,000	16/08/2024

	1/112 Mariey St SALE 3630	<b>\$430,000</b>	31/10/2023
3	98a Marley St SALE 3850	\$465,000	20/07/2023

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 18 months.

This Statement of Information was prepared on:	02/10/2024 12:51
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**Indicative Selling Price** \$449,000

**Median House Price** Year ending June 2024: \$486,250

**=** 3

Rooms: 6

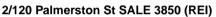
Property Type: Townhouse

(Single)

**Agent Comments** 



# Comparable Properties



**—** 3





Price: \$445,000 Method: Private Sale Date: 16/08/2024 Property Type: House



Land Size: 345 sqm approx

**Agent Comments** 









Price: \$430,000 Method: Private Sale Date: 31/10/2023 Property Type: House **Agent Comments** 



98a Marley St SALE 3850 (REI/VG)

**—** 2





Price: \$465,000 Method: Private Sale Date: 20/07/2023 Property Type: House Land Size: 431 sqm approx Agent Comments

**Account** - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



