

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

69 Marley Street, Sale Vic 3850

Indicative selling price

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

Single price

\$699,000

Median sale price

Median price

\$465,000

Property Type

House

Suburb

Sale

Period - From

01/04/2024

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	18 Marley St SALE 3850	\$699,000	01/08/2024
2	16-18 Lansdowne St SALE 3850	\$703,000	10/05/2024
3	159 Cunninghame St SALE 3850	\$720,000	30/10/2023

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:

07/09/2024 12:34

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Indicative Selling Price
\$699,000

Median House Price
June quarter 2024: \$465,000



4 1 1

Property Type: House
Land Size: 643 sqm approx
Agent Comments

Comparable Properties



18 Marley St SALE 3850 (REI)

Agent Comments

4 1 -

Price: \$699,000
Method: Private Sale
Date: 01/08/2024
Property Type: House



16-18 Lansdowne St SALE 3850 (REI)

Agent Comments

4 2 2

Price: \$703,000
Method: Private Sale
Date: 10/05/2024
Property Type: House
Land Size: 1019 sqm approx



159 Cunninghame St SALE 3850 (REI/VG)

Agent Comments

4 2 3

Price: \$720,000
Method: Private Sale
Date: 30/10/2023
Property Type: House
Land Size: 669 sqm approx