## 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

111 Marley Street, Sale Vic 3850

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$525,000		&		\$545,000			
Median sale p	rice							
Median price	\$472,500	Pro	Property Type Ho		louse		Suburb	Sale
Period - From	01/01/2023	to	31/03/2023		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	111 Marley St SALE 3850	\$553,000	10/06/2022
2	114b Marley St SALE 3850	\$505,000	13/07/2022
3	97 Elgin St SALE 3850	\$500,000	19/06/2023

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:

26/06/2023 11:46

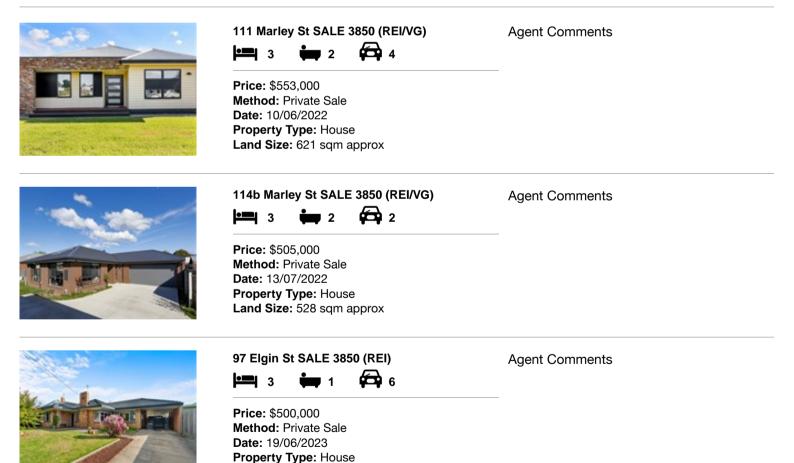






**Property Type:** House **Land Size:** 621 sqm approx Agent Comments Indicative Selling Price \$525,000 - \$545,000 Median House Price March quarter 2023: \$472,500

# **Comparable Properties**



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

propertydata



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