

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 consumer.vic.gov.au/underquoting

Range between

\$525,000

&

\$545,000

Median sale price

Median price

\$472,500

Property Type

House

Suburb

Sale

Period - From

01/01/2023

to

31/03/2023

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 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	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



3 2 4

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



111 Marley St SALE 3850 (REI/VG)

Agent Comments

3 2 4

Price: \$553,000
Method: Private Sale
Date: 10/06/2022
Property Type: House
Land Size: 621 sqm approx



114b Marley St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$505,000
Method: Private Sale
Date: 13/07/2022
Property Type: House
Land Size: 528 sqm approx



97 Elgin St SALE 3850 (REI)

Agent Comments

3 1 6

Price: \$500,000
Method: Private Sale
Date: 19/06/2023
Property Type: House

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