

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

114 Marley Street, Sale Vic 3850

Indicative selling price

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

Single price

\$469,500

Median sale price

Median price

\$532,500

Property Type

House

Suburb

Sale

Period - From

01/01/2022

to

31/03/2022

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	154 Patten St SALE 3850	\$480,000	13/04/2022
2	7 Raglan St SALE 3850	\$480,000	26/01/2022
3	24 Fitzroy St SALE 3850	\$472,000	29/11/2021

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:

25/04/2022 22:13

Victoria Cook

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Indicative Selling Price

\$469,500

Median House Price

March quarter 2022: \$532,500



3 2 1

Rooms: 7

Property Type: House

Agent Comments

Comparable Properties



154 Patten St SALE 3850 (REI)

Agent Comments

3 2 2

Price: \$480,000

Method: Private Sale

Date: 13/04/2022

Property Type: House

Land Size: 371 sqm approx



7 Raglan St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$480,000

Method: Private Sale

Date: 26/01/2022

Property Type: Townhouse (Single)

Land Size: 402 sqm approx



24 Fitzroy St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$472,000

Method: Private Sale

Date: 29/11/2021

Property Type: House

Land Size: 528 sqm approx

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