#### Statement of Information

## Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	3/96 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	\$359,000

#### Median sale price

Median price	\$460,000	Pro	perty Type	House		Suburb	Sale
Period - From	01/10/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	14 Dundas St SALE 3850	\$350,000	03/12/2024
2	1/120 Palmerston St SALE 3850	\$370,000	23/10/2024
3	114 Dundas St SALE 3850	\$350,000	26/07/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	02/04/2025 13:37





Sarah Bedggood 5144 4333 0400 614 669

> **Indicative Selling Price** \$359,000

**Median House Price** 

sarahb@chalmer.com.au





Property Type: House Land Size: 315 sqm approx

**Agent Comments** 

# December quarter 2024: \$460,000

## Comparable Properties

14 Dundas St SALE 3850 (VG)

2

Price: \$350,000 Method: Sale Date: 03/12/2024

Property Type: House (Res) Land Size: 506 sqm approx Agent Comments



1/120 Palmerston St SALE 3850 (REI/VG)

2

Price: \$370,000 Method: Private Sale Date: 23/10/2024 Property Type: House Land Size: 347 sqm approx **Agent Comments** 



114 Dundas St SALE 3850 (REI/VG)

2

Price: \$350,000 Method: Private Sale Date: 26/07/2024 Property Type: House Land Size: 438 sqm approx Agent Comments

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





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