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	150 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 \$499,950

Median sale price

Median price \$492,94	0 Pro	perty Type	House	Sub	ourb Sale
Period - From 01/10/20)23 to	30/09/2024	So	urce REI\	V

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

Address of comparable property		Price	Date of sale
1	15 Leahe CI SALE 3850	\$530,000	22/05/2024
2	6 Valetta St SALE 3850	\$520,000	14/03/2024
3	34 Montgomery St SALE 3850	\$517,000	30/11/2023

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:	06/12/2024 15:34





Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

> **Indicative Selling Price** \$499,950 **Median House Price**

Year ending September 2024: \$492,940





Agent Comments

Comparable Properties



15 Leahe CI SALE 3850 (REI/VG)

Price: \$530,000 Method: Private Sale Date: 22/05/2024 Property Type: House Land Size: 1037 sqm approx **Agent Comments**



6 Valetta St SALE 3850 (REI/VG)

Agent Comments

Price: \$520,000 Method: Private Sale Date: 14/03/2024 Property Type: House Land Size: 737 sqm approx



34 Montgomery St SALE 3850 (REI/VG)

Price: \$517,000 Method: Private Sale Date: 30/11/2023 Property Type: House Land Size: 724 sqm approx Agent Comments

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





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