

# 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

5/74 Marley Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$265,000

### Median sale price

Median price \$318,000

Property Type Unit

Suburb Sale

Period - From 01/04/2024

to 30/06/2024

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	Price	Date of sale
1	3/12 Wright Ct SALE 3850	\$270,000	29/04/2024
2	1/74 Marley St SALE 3850	\$269,950	15/11/2023
3	3/74 Stawell St SALE 3850	\$275,000	30/03/2023

**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:

05/09/2024 16:16

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**Indicative Selling Price**

\$265,000

**Median Unit Price**

June quarter 2024: \$318,000



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**3/12 Wright Ct SALE 3850 (REI)**

Agent Comments



**Price:** \$270,000

**Method:** Private Sale

**Date:** 29/04/2024

**Property Type:** Unit



**1/74 Marley St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$269,950

**Method:** Private Sale

**Date:** 15/11/2023

**Property Type:** Unit



**3/74 Stawell St SALE 3850 (REI)**

Agent Comments



**Price:** \$275,000

**Method:** Private Sale

**Date:** 30/03/2023

**Property Type:** Unit

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