

# 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

4/94 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)

Range between \$299,000 & \$309,000

### Median sale price

Median price \$475,000 Property Type House Suburb Sale

Period - From 01/01/2024 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	Price	Date of sale
1	8/40-44 Fitzroy St SALE 3850	\$275,000	14/01/2025
2	2/97 Marley St SALE 3850	\$327,500	20/12/2024
3	1/74 Marley St SALE 3850	\$269,950	15/11/2023

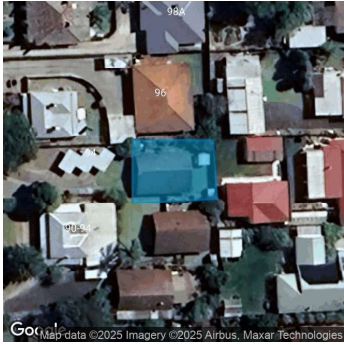
**OR**

~~**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:

11/02/2025 10:19

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2   1   1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$299,000 - \$309,000  
**Median House Price**  
Year ending December 2024: \$475,000

## Comparable Properties



**8/40-44 Fitzroy St SALE 3850 (REI)**

[Agent Comments](#)

2   2   1

**Price:** \$275,000  
**Method:** Private Sale  
**Date:** 14/01/2025  
**Property Type:** Unit



**2/97 Marley St SALE 3850 (REI/VG)**

[Agent Comments](#)

2   1   2

**Price:** \$327,500  
**Method:** Private Sale  
**Date:** 20/12/2024  
**Property Type:** Unit



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

[Agent Comments](#)

2   1   1

**Price:** \$269,950  
**Method:** Private Sale  
**Date:** 15/11/2023  
**Property Type:** Unit

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



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