

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 117-119 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 \$530,000

Median sale price

Median price \$480,000

Property Type House

Suburb Sale

Period - From 01/10/2022

to 30/09/2023

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	172 Cunninghame St SALE 3850	\$568,000	30/06/2023
2	15 Araluen Dr SALE 3850	\$550,000	31/08/2023
3	37 Patten St SALE 3850	\$545,000	02/10/2023

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:

08/11/2023 15:57

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Indicative Selling Price

\$530,000

Median House Price

Year ending September 2023: \$480,000



Property Type: House (Previously Occupied - Detached)

Land Size: 1012 sqm approx

Agent Comments

Comparable Properties



172 Cunninghame St SALE 3850 (REI)

Agent Comments



Price: \$568,000

Method: Private Sale

Date: 30/06/2023

Property Type: House

Land Size: 809 sqm approx



15 Araluen Dr SALE 3850 (VG)

Agent Comments



Price: \$550,000

Method: Sale

Date: 31/08/2023

Property Type: House (Res)

Land Size: 653 sqm approx



37 Patten St SALE 3850 (REI/VG)

Agent Comments



Price: \$545,000

Method: Private Sale

Date: 02/10/2023

Property Type: House

Land Size: 898 sqm approx

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