

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

Single price

\$255,000

Median sale price

Median price

\$320,000

Property Type

Unit

Suburb

Sale

Period - From

01/10/2023

to

30/09/2024

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	4/12 Wright Ct SALE 3850	\$280,000	23/05/2024
2	3/12 Wright Ct SALE 3850	\$270,000	29/04/2024
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:

24/10/2024 14:36

5/74 Marley Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Bel Bateson

03 51444333

0412 366 444

belindab@chalmer.com.au

Indicative Selling Price

\$255,000

Median Unit Price

Year ending September 2024: \$320,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



4/12 Wright Ct SALE 3850 (REI/VG)

Agent Comments

3 1 1

Price: \$280,000

Method: Private Sale

Date: 23/05/2024

Property Type: House

Land Size: 405 sqm approx



3/12 Wright Ct SALE 3850 (REI)

Agent Comments

2 1 1

Price: \$270,000

Method: Private Sale

Date: 29/04/2024

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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