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

114b Marley Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$505,000								
Median sale p	rice								
Median price	\$532,500	Property Type House				Suburb	Sale		
Period - From	01/01/2022	to	31/03/2022		s	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	102 Macalister St SALE 3850	\$505,000	05/07/2021
2	2 Kelsey Ct SALE 3850	\$490,000	09/12/2021
3	2/115 Marley St SALE 3850	\$490,000	11/03/2022

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:

05/05/2022 15:47



114b Marley Street, Sale Vic 3850

GRAHAM CHALMER

Tour dauts



Property Type: Land Land Size: 528 sqm approx Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$505,000 Median House Price March quarter 2022: \$532,500

Comparable Properties





2/115 Mariey St SALE 3850 (RE

Price: \$490,000 Method: Private Sale Date: 11/03/2022 Property Type: Townhouse (Single)

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



propertydata

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