

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$505,000

### Median sale price

Median price

\$532,500

Property Type

House

Suburb

Sale

Period - From

01/01/2022

to

31/03/2022

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	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



**Property Type:** Land

**Land Size:** 528 sqm approx

**Agent Comments**

## Comparable Properties



**102 Macalister St SALE 3850 (REI)**

**Agent Comments**



**Price:** \$505,000

**Method:** Private Sale

**Date:** 05/07/2021

**Property Type:** House

**Land Size:** 627 sqm approx



**2 Kelsey Ct SALE 3850 (REI/VG)**

**Agent Comments**



**Price:** \$490,000

**Method:** Private Sale

**Date:** 09/12/2021

**Property Type:** House

**Land Size:** 713 sqm approx



**2/115 Marley St SALE 3850 (REI)**

**Agent Comments**



**Price:** \$490,000

**Method:** Private Sale

**Date:** 11/03/2022

**Property Type:** Townhouse (Single)