

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

1/74 Marley Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$269,950

Median sale price

Median price \$193,000

Property Type Unit

Suburb Sale

Period - From 01/04/2023

to 30/06/2023

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	4/68 Market St SALE 3850	\$278,000	07/06/2022
2	3/74 Stawell St SALE 3850	\$275,000	30/03/2023
3	1/96 Marley St SALE 3850	\$261,000	18/05/2022

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:

30/08/2023 16:03



Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



4/68 Market St SALE 3850 (REI/VG)

Agent Comments



Price: \$278,000
Method: Private Sale
Date: 07/06/2022
Property Type: Unit



3/74 Stawell St SALE 3850 (REI)

Agent Comments



Price: \$275,000
Method: Private Sale
Date: 30/03/2023
Property Type: Unit



1/96 Marley St SALE 3850 (VG)

Agent Comments



Price: \$261,000
Method: Sale
Date: 18/05/2022
Property Type: Flat/Unit/Apartment (Res)