

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

17 Marilyn Way, Sale Vic 3850

Indicative selling price

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

Single price \$469,500

Median sale price

Median price \$490,880

Property Type House

Suburb Sale

Period - From 01/01/2024

to 31/03/2024

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	5 Ruthberg Dr SALE 3850	\$473,000	16/06/2023
2	9 Marilyn Way SALE 3850	\$470,000	23/11/2023
3	107 Fitzroy St SALE 3850	\$463,000	06/03/2024

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:

26/06/2024 17:42



Property Type: Land
Land Size: 502 sqm approx
Agent Comments

Comparable Properties



5 Ruthberg Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$473,000
Method: Private Sale
Date: 16/06/2023
Property Type: House
Land Size: 586 sqm approx



9 Marilyn Way SALE 3850 (REI/VG)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 23/11/2023
Property Type: House
Land Size: 835 sqm approx



107 Fitzroy St SALE 3850 (VG)

Agent Comments



Price: \$463,000
Method: Sale
Date: 06/03/2024
Property Type: House (Res)
Land Size: 576 sqm approx