

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

40 Marilyn Way, Sale Vic 3850

Indicative selling price

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

Single price \$920,000

Median sale price

Median price \$485,000

Property Type House

Suburb Sale

Period - From 01/04/2023

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	1 Millicent Ct SALE 3850	\$960,000	06/09/2023
2	178-180 Macalister St SALE 3850	\$898,000	15/12/2023
3	8 Valetta St SALE 3850	\$882,500	08/06/2023

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:

27/06/2024 09:25



4 2 3

Rooms: 7
Property Type: House
Land Size: 1288 sqm approx
 Agent Comments

Indicative Selling Price
 \$920,000
Median House Price
 Year ending March 2024: \$485,000

Comparable Properties



1 Millicent Ct SALE 3850 (REI/VG)

Agent Comments

4 2 6

Price: \$960,000
Method: Private Sale
Date: 06/09/2023
Property Type: House
Land Size: 4000 sqm approx



178-180 Macalister St SALE 3850 (REI)

Agent Comments

4 2 2

Price: \$898,000
Method: Private Sale
Date: 15/12/2023
Property Type: House
Land Size: 941 sqm approx



8 Valetta St SALE 3850 (REI/VG)

Agent Comments

4 2 7

Price: \$882,500
Method: Private Sale
Date: 08/06/2023
Property Type: House
Land Size: 1363 sqm approx

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