

# 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 9 Marilyn Way, Sale Vic 3850  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$480,000

### Median sale price

Median price \$480,000

Property Type House

Suburb Sale

Period - From 01/07/2022

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	10 Krista Ct SALE 3850	\$529,000	01/09/2022
2	16 Speechley Ct SALE 3850	\$519,000	29/03/2022
3	12 Nicholson St SALE 3850	\$472,500	06/09/2022

**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:

20/09/2023 15:35

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**Indicative Selling Price**

\$480,000

**Median House Price**

Year ending June 2023: \$480,000



**Property Type:** House (Res)

**Land Size:** 845 sqm approx

Agent Comments

## Comparable Properties



**10 Krista Ct SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$529,000

**Method:** Private Sale

**Date:** 01/09/2022

**Property Type:** House

**Land Size:** 978 sqm approx



**16 Speechley Ct SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$519,000

**Method:** Private Sale

**Date:** 29/03/2022

**Property Type:** House

**Land Size:** 663 sqm approx



**12 Nicholson St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$472,500

**Method:** Private Sale

**Date:** 06/09/2022

**Property Type:** House

**Land Size:** 1050 sqm approx

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