### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	148 Marley Street, Sale Vic 3850
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price	\$408,000

#### Median sale price

Median price \$49	93,750 Pr	operty Type	House		Suburb	Sale
Period - From 12/	/06/2024 to	11/06/2025		Source	Property	/ Data

#### 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	45 Simpson St SALE 3850	\$410,000	10/10/2024
2	7 Picton Ct SALE 3850	\$405,000	15/05/2024
3	6 Birch PI SALE 3850	\$435,000	07/03/2024

#### 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:	12/06/2025 11:23





**Andrew Holmes** 03 5144 1888 0483 071 590 andrew@gresale.com.au

> **Indicative Selling Price** \$408,000 **Median House Price**

12/06/2024 - 11/06/2025: \$493,750



**Property Type:** House (Previously Occupied - Detached) **Agent Comments** 

# Comparable Properties



45 Simpson St SALE 3850 (REI/VG)

Price: \$410.000 Method: Private Sale Date: 10/10/2024 Property Type: Unit

Land Size: 304 sqm approx

Agent Comments



7 Picton Ct SALE 3850 (REI/VG)

2

**Agent Comments** 

Price: \$405,000 Method: Private Sale Date: 15/05/2024 Property Type: House Land Size: 855 sqm approx



6 Birch PI SALE 3850 (REI/VG)

Price: \$435,000 Method: Private Sale Date: 07/03/2024 Property Type: House Land Size: 836 sqm approx **Agent Comments** 

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800





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