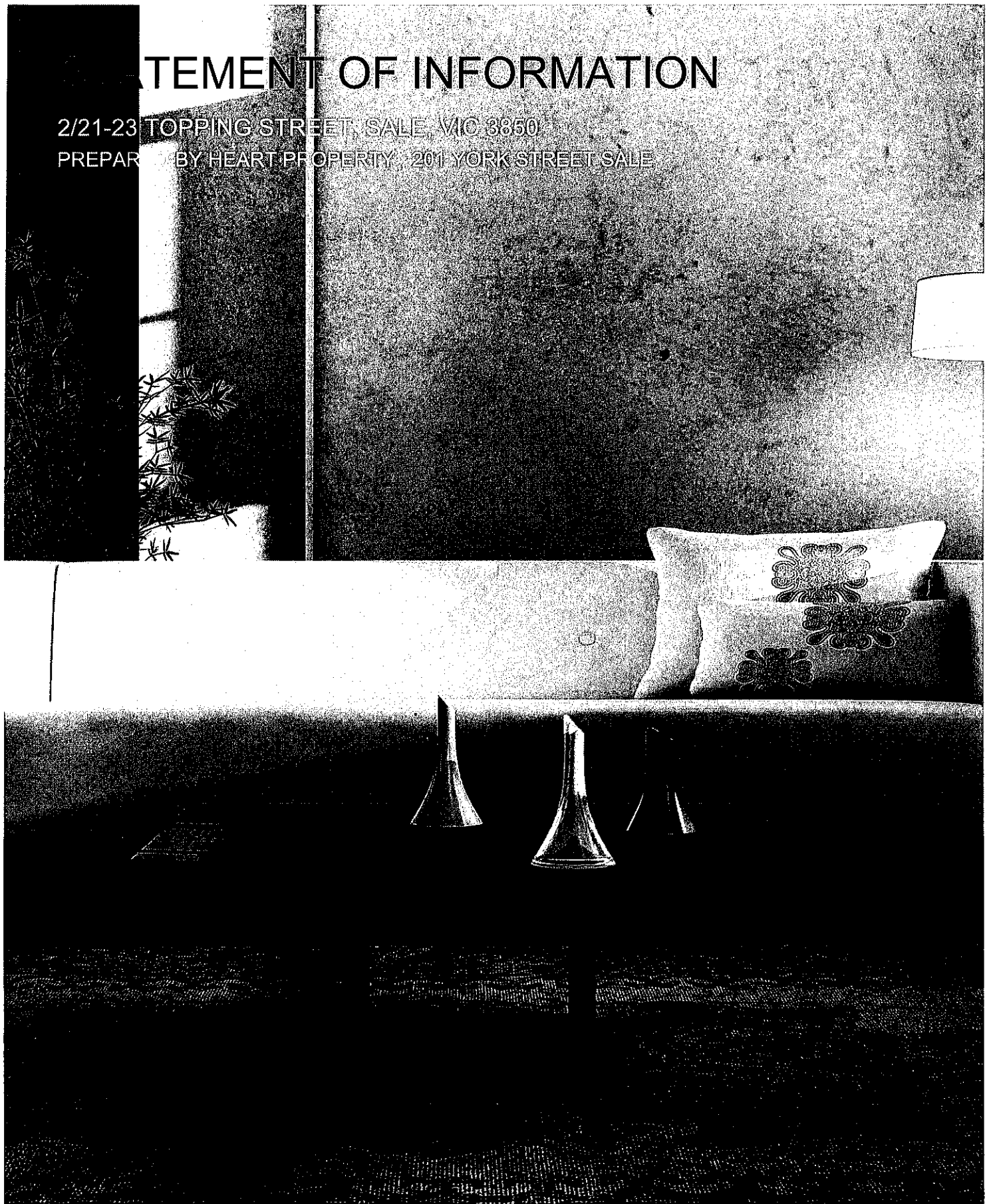


STATEMENT OF INFORMATION

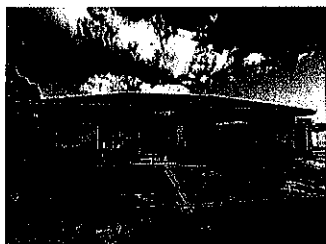
2/21-23 TOPPING STREET SALE, VIC 3850

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



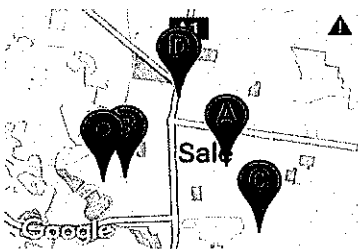
2/21-23 TOPPING STREET, SALE, VIC 3850  3  1  1

Indicative Selling Price

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

Price Range: \$274,000 to \$303,000

MEDIAN SALE PRICE



SALE, VIC, 3850

Suburb Median Sale Price (House)

\$296,000

01 October 2016 to 30 September 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



81 LANSDOWNE ST, SALE, VIC 3850  3  2  2

Sale Price

***\$290,000**

Sale Date: 06/12/2017

Distance from Property: 1.7km 



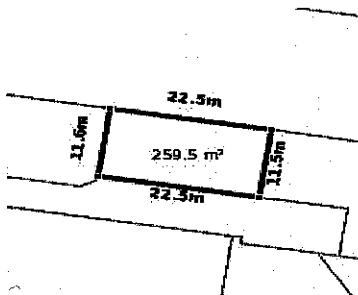
1/71 REEVE ST, SALE, VIC 3850  3  1  2

Sale Price

***\$300,000**

Sale Date: 21/11/2017

Distance from Property: 299m 



2/78 GUTHRIDGE PDE, SALE, VIC 3850  3  -  -

Sale Price

\$280,000

Sale Date: 24/08/2017

Distance from Property: 2.2km 

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1/400 YORK ST, SALE, VIC 3850

 **3**  **1**  **1**

Sale Price

\$285,000

Sale Date: 13/07/2017

Distance from Property: 1.6km



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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/21-23 TOPPING STREET, SALE, VIC 3850

Indicative selling price

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

Price Range: \$274,000 to \$303,000

Median sale price

Median price

\$296,000

House

X

Unit

Suburb

SALE

Period

01 October 2016 to 30 September
2017

Source


pricfinder

Comparable property sales

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
81 LANSLOWNE ST, SALE, VIC 3850	*\$290,000	06/12/2017
1/71 REEVE ST, SALE, VIC 3850	*\$300,000	21/11/2017
2/78 GUTHRIDGE PDE, SALE, VIC 3850	\$280,000	24/08/2017
1/400 YORK ST, SALE, VIC 3850	\$285,000	13/07/2017