

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

39 Topping Street, Sale Vic 3850

Indicative selling price

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

Single price

\$450,000

Median sale price

Median price

\$465,000

Property Type

House

Suburb

Sale

Period - From

01/04/2024

to

30/06/2024

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 | 119 Market St SALE 3850 | \$450,000 | 15/10/2023 |
| 2 | 15 Darling St SALE 3850 | \$460,000 | 01/09/2023 |
| 3 | 21 Montgomery St SALE 3850 | \$460,000 | 17/08/2023 |

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:

29/07/2024 13:23



 4  2  3

Property Type: House

Land Size: 653.75 sqm approx

Agent Comments

Comparable Properties

119 Market St SALE 3850 (VG)

Agent Comments

 2  -  -

Price: \$450,000

Method: Sale

Date: 15/10/2023

Property Type: House (Res)

Land Size: 1036 sqm approx



15 Darling St SALE 3850 (VG)

Agent Comments

 3  -  -

Price: \$460,000

Method: Sale

Date: 01/09/2023

Property Type: House (Res)

Land Size: 1011 sqm approx

21 Montgomery St SALE 3850 (VG)

Agent Comments

 3  -  -

Price: \$460,000

Method: Sale

Date: 17/08/2023

Property Type: House (Res)

Land Size: 841 sqm approx