

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

45 Topping Street, Sale Vic 3850

Indicative selling price

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

Range between \$310,000

&

\$340,000

Median sale price

Median price \$532,500

Property Type House

Suburb Sale

Period - From 01/01/2022

to

31/03/2022

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	150 Dawson St SALE 3850	\$345,000	13/12/2021
2	52 Jackson Av SALE 3850	\$327,500	03/11/2021
3	168 Dawson St SALE 3850	\$320,000	15/11/2021

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:

06/05/2022 16:54

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Indicative Selling Price

\$310,000 - \$340,000

Median House Price

March quarter 2022: \$532,500



3 1 2

Property Type: House

Land Size: 634 sqm approx

Agent Comments

Comparable Properties



150 Dawson St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$345,000

Method: Sale

Date: 13/12/2021

Property Type: House (Res)

Land Size: 603 sqm approx



52 Jackson Av SALE 3850 (REI/VG)

Agent Comments

4 2 1

Price: \$327,500

Method: Private Sale

Date: 03/11/2021

Property Type: House

Land Size: 690 sqm approx



168 Dawson St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$320,000

Method: Private Sale

Date: 15/11/2021

Property Type: House

Land Size: 604 sqm approx