

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

2/51 Topping Street, Sale Vic 3850

Indicative selling price

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

Single price

\$279,000

Median sale price

Median price

\$290,000

Property Type

Unit

Suburb

Sale

Period - From

01/10/2019

to

31/12/2019

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	2/113 Barkly St SALE 3850	\$290,000	09/10/2019
2	1/148 Reeve St SALE 3850	\$283,330	25/10/2019
3	2/400 York St SALE 3850	\$267,500	22/01/2020

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:

04/03/2020 16:41

Matt Cutler

51439207

0438356761

matthewc@chalmer.com.au

Indicative Selling Price

\$279,000

Median Unit Price

December quarter 2019: \$290,000



2 1 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



2/113 Barkly St SALE 3850 (REI/VG)

Agent Comments

2 1 1

Price: \$290,000

Method: Private Sale

Date: 09/10/2019

Rooms: 4

Property Type: Unit

Land Size: 254 sqm approx



1/148 Reeve St SALE 3850 (REI/VG)

Agent Comments

2 2 1

Price: \$283,330

Method: Private Sale

Date: 25/10/2019

Rooms: 5

Property Type: Unit



2/400 York St SALE 3850 (REI)

Agent Comments

2 1 1

Price: \$267,500

Method: Private Sale

Date: 22/01/2020

Rooms: 5

Property Type: Townhouse (Single)