

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 \$280,000 & \$300,000

Median sale price

Median price \$387,250 Property Type House Suburb Sale

Period - From 01/01/2021 to 31/03/2021 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	93 Reeve St SALE 3850	\$295,000	02/03/2021
2	20 Fitzroy St SALE 3850	\$290,000	25/02/2021
3	27 Fitzroy St SALE 3850	\$280,000	11/05/2021

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:

18/05/2021 09:54



Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



93 Reeve St SALE 3850 (REI/VG)

Agent Comments



Price: \$295,000

Method: Private Sale

Date: 02/03/2021

Property Type: House

Land Size: 769 sqm approx



20 Fitzroy St SALE 3850 (REI/VG)

Agent Comments



Price: \$290,000

Method: Private Sale

Date: 25/02/2021

Property Type: House

Land Size: 824 sqm approx



27 Fitzroy St SALE 3850 (REI)

Agent Comments



Price: \$280,000

Method: Private Sale

Date: 11/05/2021

Property Type: House

Land Size: 656 sqm approx