

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

13 Topping Street, Sale Vic 3850

Indicative selling price

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

Single price \$495,000

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	84 Thomson St SALE 3850	\$470,000	13/08/2024
2	485 Raymond St SALE 3850	\$475,000	08/03/2024
3	184 Macalister St SALE 3850	\$490,000	09/09/2023

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:

20/08/2024 15:36



 3  - 

Property Type: House (Res)

Land Size: 653 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$495,000

Median House Price

June quarter 2024: \$465,000

Comparable Properties



84 Thomson St SALE 3850 (REI)

[Agent Comments](#)

 3  1  2

Price: \$470,000

Method: Private Sale

Date: 13/08/2024

Property Type: House



485 Raymond St SALE 3850 (REI/VG)

[Agent Comments](#)

 3  1  1

Price: \$475,000

Method: Private Sale

Date: 08/03/2024

Property Type: House

Land Size: 1040 sqm approx



184 Macalister St SALE 3850 (REI/VG)

[Agent Comments](#)

 3  1  1

Price: \$490,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 784 sqm approx

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800