Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 13 Topping Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	e \$495,000								
Median sale price									
Median price	\$465,000	Property Type House			Suburb	Sale			
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ade	dress 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









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) 3 1 2 Price: \$470,000 Method: Private Sale Date: 13/08/2024 Property Type: House	Agent Comments
485 Raymond St SALE 3850 (REI/VG) 3 1 2 1 Price: \$475,000 Method: Private Sale Date: 08/03/2024 Property Type: House Land Size: 1040 sqm approx	Agent Comments
184 Macalister St SALE 3850 (REI/VG) 3 1 1 1 Price: \$490,000 Method: Auction Sale Date: 09/09/2023 Property Type: House (Res) Land Size: 784 sqm approx	Agent Comments

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



propertydata

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