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 63 Topping Street, Sale Vic 3850

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ing		
Single pric	e \$449,000							
Median sale p	rice							
Median price	\$515,000	Pro	operty Type	Ηοι	ISE		Suburb	Sale
Period - From	01/07/2024	to	30/09/2024		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	16 Cunninghame St SALE 3850	\$460,000	16/10/2024
2	144 Market St SALE 3850	\$445,000	05/03/2024
3	15 Darling St SALE 3850	\$460,000	01/09/2023

OR

B*_ The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

24/10/2024 11:31



GRAHAM CHALMER



Property Type: House Land Size: 1161 sqm approx Agent Comments Sarah Bedggood 5144 4333 0400 614 669 sarahb@chalmer.com.au

Indicative Selling Price \$449,000 Median House Price September quarter 2024: \$515,000

Comparable Properties



16 Cunninghame St SALE 3850 (REI)



Price: \$460,000 Method: Private Sale Date: 16/10/2024 Property Type: House Land Size: 625 sqm approx

Agent Comments

144 Market St SALE 3850 (REI/VG)

Agent Comments

Price: \$445,000 Method: Private Sale Date: 05/03/2024 Property Type: House Land Size: 1010 sqm approx



15 Darling St SALE 3850 (VG)

Agent Comments

Price: \$460,000 Method: Sale Date: 01/09/2023 Property Type: House (Res) Land Size: 1011 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690





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