

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

76 Topping Street, Sale Vic 3850

Indicative selling price

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

Range between

\$640,000

&

\$690,000

Median sale price

Median price

\$397,250

Property Type

House

Suburb

Sale

Period - From

01/07/2021

to

30/09/2021

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	7 Rebecca Dr SALE 3850	\$690,000	18/06/2021
2	6 Paula Ct SALE 3850	\$662,000	01/06/2021
3	27 Relph Av SALE 3850	\$640,000	15/10/2021

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:

16/11/2021 15:41



4 2 4

Rooms: 8

Property Type: House

Land Size: 735 sqm approx

Agent Comments

Comparable Properties



7 Rebecca Dr SALE 3850 (REI/VG)

Agent Comments

4 3 5

Price: \$690,000

Method: Private Sale

Date: 18/06/2021

Property Type: House

Land Size: 1625 sqm approx



6 Paula Ct SALE 3850 (REI/VG)

Agent Comments

4 2 6

Price: \$662,000

Method: Private Sale

Date: 01/06/2021

Property Type: House

Land Size: 943 sqm approx



27 Relph Av SALE 3850 (REI)

Agent Comments

4 2 2

Price: \$640,000

Method: Private Sale

Date: 15/10/2021

Property Type: House

Land Size: 808 sqm approx