# 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 \$479,000								
Median sale price									
Median price	\$491,250	Pro	Property Type House			Suburb	Sale		
Period - From	24/06/2024	to	23/06/2025		So	urce	Property	v Data	

## 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.

Ad	dress of comparable property	Price	Date of sale
1	3 Ellen Way SALE 3850	\$515,000	13/06/2025
2	62 Elgin St SALE 3850	\$502,000	31/05/2025
3	3 Cranswick Cr SALE 3850	\$510,000	01/05/2025

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:

24/06/2025 10:49









Property Type: House Land Size: 659 sqm approx Agent Comments Indicative Selling Price \$479,000 Median House Price 24/06/2024 - 23/06/2025: \$491,250

# **Comparable Properties**

3 Ellen Way SALE 3850 (REI)   3 1   7 1   9 1   9 1   9 1   9 1   9 1   9 1   9 1   10 1   11 1   12 1   13 1   14 1   15 1   16 1   17 1   18 1   19 1   10 1   10 1   10 1   11 1   11 1   11 1   11 1   11 1   11 1   12 1   13 1   14 1   15 1   16 1   17 1   18 1   19 1   10	Agent Comments
62 Elgin St SALE 3850 (REI) 3 1 3 3 Price: \$502,000 Method: Private Sale Date: 31/05/2025 Property Type: House Land Size: 1000 sqm approx	Agent Comments
3 Cranswick Cr SALE 3850 (REI/VG)   3 1 2   Price: \$510,000   Method: Private Sale   Date: 01/05/2025   Property Type: House   Land Size: 667 sqm approx	Agent Comments

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



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