

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

63 Topping Street, Sale Vic 3850

Indicative selling price

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

Single price \$489,500

Median sale price

Median price \$490,880

Property Type House

Suburb Sale

Period - From 01/01/2024

to 31/03/2024

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	73 Lansdowne St SALE 3850	\$462,000	15/04/2024
2	135 Barkly St SALE 3850	\$460,000	27/10/2023
3	119 Market St SALE 3850	\$450,000	15/10/2023

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:

14/05/2024 11:49

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Indicative Selling Price
\$489,500

Median House Price
March quarter 2024: \$490,880



Property Type: House (Previously Occupied - Detached)

Land Size: 1161 sqm approx

Agent Comments

Comparable Properties



73 Lansdowne St SALE 3850 (REI)

Agent Comments



Price: \$462,000

Method: Private Sale

Date: 15/04/2024

Property Type: House

135 Barkly St SALE 3850 (VG)

Agent Comments



Price: \$460,000

Method: Sale

Date: 27/10/2023

Property Type: House (Res)

Land Size: 1041 sqm approx

119 Market St SALE 3850 (VG)

Agent Comments



Price: \$450,000

Method: Sale

Date: 15/10/2023

Property Type: House (Res)

Land Size: 1036 sqm approx

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