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	52 Patten Street, Sale Vic 3850

Indicative selling price

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

Single price $495,000

Median sale price

Median price $516,000 Property Type House Suburb Sale

Period - From 01/07/2025 to 30/09/2025 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	13 Topping St SALE 3850	$475,000	18/12/2025
2	29 Alameda Dr SALE 3850	$505,000	30/10/2025
3	37 Inglis St SALE 3850	$485,000	21/08/2025

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: 23/12/2025 15:29

52 Patten Street, Sale Vic 3850



4 1 2

Property Type: House
Land Size: 679 sqm approx

Agent Comments

Indicative Selling Price
$495,000
Median House Price
September quarter 2025: $516,000

Comparable Properties



13 Topping St SALE 3850 (REI)

3 1 2

Price: $475,000
Method: Private Sale
Date: 18/12/2025
Property Type: House
Land Size: 659 sqm approx

Agent Comments



29 Alameda Dr SALE 3850 (VG)

3 - -

Price: $505,000
Method: Sale
Date: 30/10/2025
Property Type: House (Res)
Land Size: 688 sqm approx

Agent Comments



37 Inglis St SALE 3850 (VG)

3 - -

Price: $485,000
Method: Sale
Date: 21/08/2025
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments

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

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