

# 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

34 Topping Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$425,000

### Median sale price

Median price \$460,000

Property Type House

Suburb Sale

Period - From 01/10/2024

to 31/12/2024

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	8 Mcghee St SALE 3850	\$400,000	15/03/2024
2	371 York St SALE 3850	\$419,000	02/11/2023
3	20 Raglan St SALE 3850	\$437,000	07/09/2023

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:

05/03/2025 11:25

Brett Glover  
5144 4333  
0408 384 147  
brettg@chalmer.com

Indicative Selling Price  
\$425,000

Median House Price  
December quarter 2024: \$460,000



3 bedrooms 1 bathroom 1 car space

Property Type: House (Previously Occupied - Detached)  
Land Size: 497 sqm approx  
Agent Comments

## Comparable Properties



8 Mcghee St SALE 3850 (REI/VG)

Agent Comments

3 bedrooms 2 bathrooms 2 car spaces

Price: \$400,000  
Method: Private Sale  
Date: 15/03/2024  
Property Type: House  
Land Size: 1014 sqm approx



371 York St SALE 3850 (REI/VG)

Agent Comments

3 bedrooms 1 bathroom 1 car space

Price: \$419,000  
Method: Private Sale  
Date: 02/11/2023  
Property Type: House  
Land Size: 486 sqm approx



20 Raglan St SALE 3850 (REI)

Agent Comments

3 bedrooms 1 bathroom 2 car spaces

Price: \$437,000  
Method: Private Sale  
Date: 07/09/2023  
Property Type: House  
Land Size: 488 sqm approx

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