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 34 Topping Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$425,000									
Median sale p	rice									
Median price	\$460,000	Pro	operty Type	Ηοι	ise		Suburb	Sale		
Period - From	01/10/2024	to	31/12/2024		Ś	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.

Ado	dress 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



34 Topping Street, Sale Vic 3850

GRAHAM CHALMER

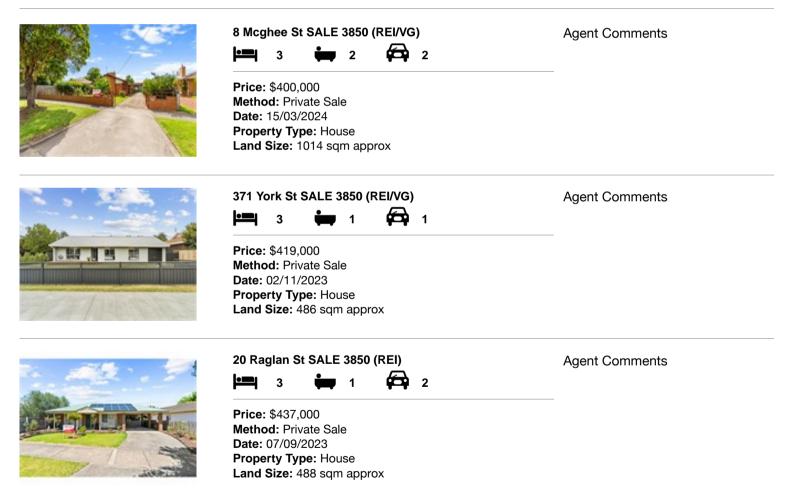




Property Type: House (Previously Occupied - Detached) Land Size: 497 sqm approx Agent Comments Brett Glover 5144 4333 0408 384 147 brettg@chalmer.com

Indicative Selling Price \$425,000 Median House Price December quarter 2024: \$460,000

Comparable Properties



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



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