

# 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

6 Turnbull Street, Sale Vic 3850

### Indicative selling price

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

Range between \$360,000

&

\$396,000

### Median sale price

Median price \$397,250

Property Type House

Suburb Sale

Period - From 01/07/2021

to

30/09/2021

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	3/42 Ross St SALE 3850	\$390,000	12/08/2021
2	6/10 Weir St SALE 3850	\$380,000	27/10/2021
3	1/146 Macalister St SALE 3850	\$378,000	22/03/2021

**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:

09/12/2021 12:56



**Property Type:** House

Agent Comments

## Comparable Properties



**3/42 Ross St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$390,000

**Method:** Private Sale

**Date:** 12/08/2021

**Property Type:** Townhouse (Single)

**Land Size:** 249 sqm approx



**6/10 Weir St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$380,000

**Method:** Private Sale

**Date:** 27/10/2021

**Property Type:** Unit



**1/146 Macalister St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$378,000

**Method:** Private Sale

**Date:** 22/03/2021

**Property Type:** Unit