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 21 Turnbull Street, Sale Vic 3850

Indicative selling price

Period - From 01/10/2023

For the meaning	of this price see	e consumer.vic.go	ov.au/underquoting					
Single pric	e \$748,000							
Median sale price								
Median price	\$492,940	Property Type	House	Suburb	Sale			

Comparable property sales (*Delete A or B below as applicable)

to

30/09/2024

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.

Source REIV

Ad	dress of comparable property	Price	Date of sale
1	16 Lansdowne St SALE 3850	\$703,000	08/05/2024
2	159 Cunninghame St SALE 3850	\$720,000	30/10/2023
3	118 Lansdowne St SALE 3850	\$765,000	13/07/2023

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:

01/11/2024 16:39



GRAHAM CHALMER

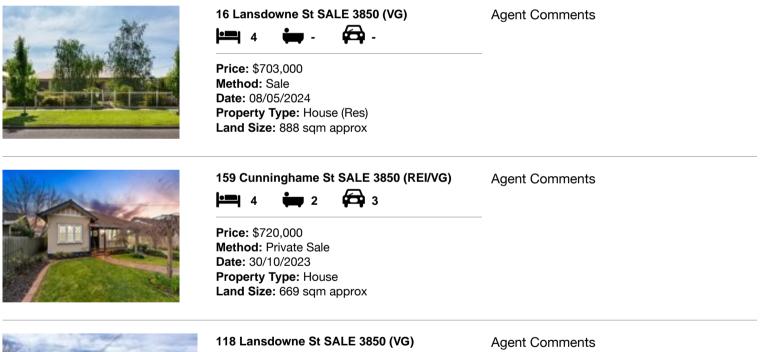




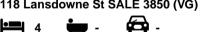
Property Type: House Land Size: 1048 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$748,000 Median House Price Year ending September 2024: \$492,940

Comparable Properties







Price: \$765,000 Method: Sale Date: 13/07/2023 Property Type: House (Res) Land Size: 793 sqm approx

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



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