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 4 Turnbull Street, Sale Vic 3850

Indicative selling price

For the meaning	of this price see	consumer.vic.go	ov.au/underquo	oting	
Single pric	e \$520,000				
Median sale p	rice				
Median price	\$492,940	Property Type	House	Suburb	Sale
Period - From	01/10/2023	to 30/09/2024	s s	ource 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.

Ad	dress of comparable property	Price	Date of sale
1	71 Montgomery St SALE 3850	\$467,000	16/12/2024
2	12 Wellington Dr SALE 3850	\$505,000	01/11/2024
3	36 Topping St SALE 3850	\$460,000	23/09/2024

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:

10/01/2025 14:59



4 Turnbull Street, Sale Vic 3850

GRAHAM CHALMER

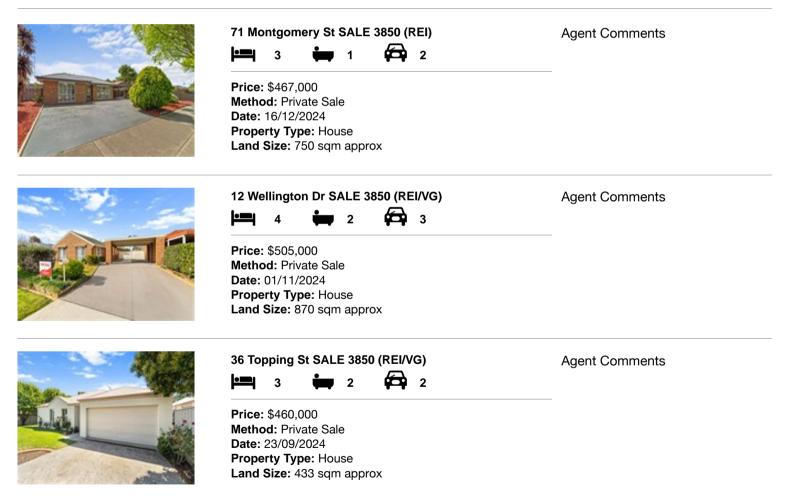




Property Type: Flat/Unit/Apartment (Res) Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$520,000 Median House Price Year ending September 2024: \$492,940

Comparable Properties



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



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