

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

4 Turnbull Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$520,000

Median sale price

Median price \$492,940

Property Type House

Suburb Sale

Period - From 01/10/2023

to 30/09/2024

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 | 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

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Indicative Selling Price
\$520,000

Median House Price
Year ending September 2024: \$492,940



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Comparable Properties



71 Montgomery St SALE 3850 (REI)

Agent Comments



Price: \$467,000
Method: Private Sale
Date: 16/12/2024
Property Type: House
Land Size: 750 sqm approx



12 Wellington Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$505,000
Method: Private Sale
Date: 01/11/2024
Property Type: House
Land Size: 870 sqm approx



36 Topping St SALE 3850 (REI/VG)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 23/09/2024
Property Type: House
Land Size: 433 sqm approx

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



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