

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

22 Turnbull Street, Sale Vic 3850

Indicative selling price

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

Single price

\$489,950

Median sale price

Median price

\$550,000

Property Type

House

Suburb

Sale

Period - From

01/04/2022

to

30/06/2022

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	11 Turnbull St SALE 3850	\$650,000	12/02/2022
2	25 Turnbull St SALE 3850	\$570,000	07/10/2021
3	10 Turnbull St SALE 3850	\$490,000	18/03/2022

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:

04/08/2022 10:20

Victoria Cook

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Indicative Selling Price

\$489,950

Median House Price

June quarter 2022: \$550,000



3 1 1

Property Type: House (Res)

Land Size: 677 sqm approx

Agent Comments

Comparable Properties



11 Turnbull St SALE 3850 (REI/VG)

Agent Comments

3 1 2

Price: \$650,000

Method: Auction Sale

Date: 12/02/2022

Property Type: House (Res)

Land Size: 1011 sqm approx

25 Turnbull St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$570,000

Method: Sale

Date: 07/10/2021

Property Type: House (Res)

Land Size: 846 sqm approx



10 Turnbull St SALE 3850 (REI/VG)

Agent Comments

3 1 2

Price: \$490,000

Method: Private Sale

Date: 18/03/2022

Property Type: House

Land Size: 735 sqm approx

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