

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

Indicative selling price

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

Single price

Median sale price

Median price

Property Type

Suburb

Period - From

to

Source

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	20b Turnbull St SALE 3850	\$630,000	12/06/2024
2	109 Market St SALE 3850	\$590,000	08/05/2024
3	20a Turnbull St SALE 3850	\$610,000	01/05/2024

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:

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Property Type:
Agent Comments

Indicative Selling Price
\$595,000
Median House Price
September quarter 2024: \$515,000

Comparable Properties

20b Turnbull St SALE 3850 (VG)

Agent Comments



Price: \$630,000
Method: Sale
Date: 12/06/2024
Property Type: House (Res)
Land Size: 367 sqm approx



109 Market St SALE 3850 (REI)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 08/05/2024
Property Type: House
Land Size: 389 sqm approx



20a Turnbull St SALE 3850 (REI/VG)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 01/05/2024
Property Type: House
Land Size: 370 sqm approx

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



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