## 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 |14 Turnbull Street, Sale Vic 3850

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.gc	ov.au/u	Inderquo	ting		
Single pric	e \$695,000							
Median sale p	rice							
Median price	\$475,000	Pro	operty Type	House			Suburb	Sale
Period - From	01/04/2024	to	31/03/2025		Sc	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.

Ade	dress of comparable property	Price	Date of sale
1	18 Marley St SALE 3850	\$699,000	01/08/2024
2	16 Lansdowne St SALE 3850	\$703,000	08/05/2024
3	159 Cunninghame St SALE 3850	\$720,000	30/10/2023

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:

16/04/2025 11:33



### 14 Turnbull Street, Sale Vic 3850

# GRAHAM CHALMER

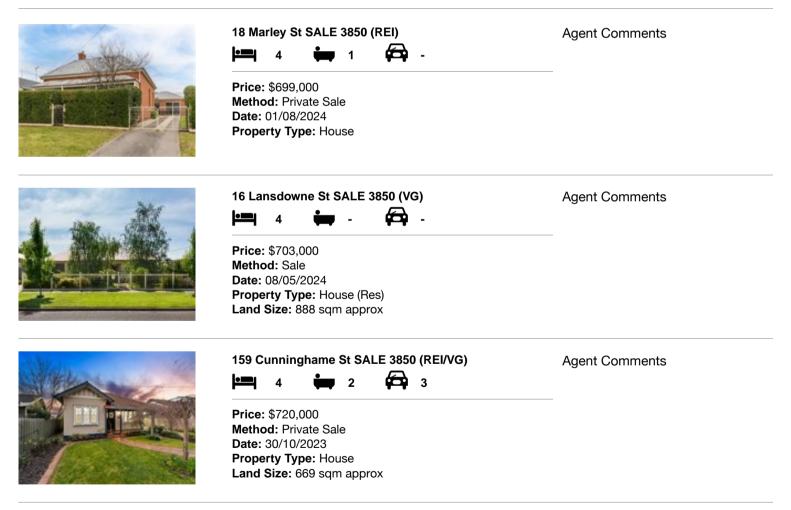




Property Type: Divorce/Estate/Family Transfers Land Size: 816 sqm approx Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$695,000 Median House Price Year ending March 2025: \$475,000

## **Comparable Properties**



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



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