

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

14 Turnbull Street, Sale Vic 3850

Indicative selling price

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

Single price

\$695,000

Median sale price

Median price

\$475,000

Property Type

House

Suburb

Sale

Period - From

01/04/2024

to

31/03/2025

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	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
PTY. LTD.

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$695,000

Median House Price

Year ending March 2025: \$475,000



Property Type:

Divorce/Estate/Family Transfers

Land Size: 816 sqm approx

Agent Comments

Comparable Properties



18 Marley St SALE 3850 (REI)

Agent Comments



Price: \$699,000

Method: Private Sale

Date: 01/08/2024

Property Type: House



16 Lansdowne St SALE 3850 (VG)

Agent Comments



Price: \$703,000

Method: Sale

Date: 08/05/2024

Property Type: House (Res)

Land Size: 888 sqm approx



159 Cunninghame St SALE 3850 (REI/VG)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 30/10/2023

Property Type: House

Land Size: 669 sqm approx

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



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