Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	14-16 Turnbull Street, Sale Vic 3850
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$665,000

Median sale price

Median price \$491,250	Pro	pperty Type H	ouse		Suburb	Sale
Period - From 01/10/2024	to	30/09/2025	So	urce	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.

1 45a Lansdowne St SALE 3850 \$630,000 16/10/2024	Address of comparable property	Price	Date of sale
	1 45a Lansdowne St SALE 3850	\$630,000	16/10/2024

2	186-188 Cunningname St SALE 3850	\$670,000	13/09/2024
3	7B Turnbull St SALE 3850	\$679,000	05/08/2024

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:	24/10/2025 14:47

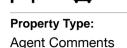




Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

Indicative Selling Price \$665,000 **Median House Price** Year ending September 2025: \$491,250





Comparable Properties



45a Lansdowne St SALE 3850 (REI/VG)

Price: \$630,000 Method: Private Sale Date: 16/10/2024 Property Type: House Land Size: 444 sqm approx **Agent Comments**



186-188 Cunninghame St SALE 3850 (REI)

Agent Comments

Price: \$670,000 Method: Private Sale Date: 13/09/2024 Property Type: House Land Size: 1011 sqm approx

7B Turnbull St SALE 3850 (REI)



Agent Comments

Price: \$679,000 Method: Private Sale Date: 05/08/2024 Property Type: House Land Size: 544 sqm approx

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



