

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

21-23 Turnbull Street, Sale Vic 3850

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$492,500 Property Type House Suburb Sale

Period - From 01/07/2024 to 30/06/2025 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	20 Dundas St SALE 3850	\$735,500	18/10/2024
2	181 Foster St SALE 3850	\$620,000	03/10/2024
3	186-188 Cunninghame St SALE 3850	\$670,000	13/09/2024

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:

01/08/2025 14:45



Property Type: House

Land Size: 1043 sqm approx

Agent Comments

Comparable Properties



20 Dundas St SALE 3850 (VG)

Agent Comments



Price: \$735,500

Method: Sale

Date: 18/10/2024

Property Type: House (Res)

Land Size: 627 sqm approx



181 Foster St SALE 3850 (VG)

Agent Comments



Price: \$620,000

Method: Sale

Date: 03/10/2024

Property Type: Flat/Unit/Apartment (Res)



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

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