Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	21-23 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

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

Median sale price

Median price	\$492,500	Pro	perty 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

Au	areas or comparable property	1 1100	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



Date of sale



Ferg Horan 5144 4333 0417 123 162

Indicative Selling Price \$650,000 - \$690,000 **Median House Price** Year ending June 2025: \$492,500

fhoran@chalmer.com.au



Property Type: House Land Size: 1043 sqm approx

Agent Comments

Comparable Properties



20 Dundas St SALE 3850 (VG)

Price: \$735,500 Method: Sale Date: 18/10/2024

Property Type: House (Res) Land Size: 627 sqm approx

Agent Comments



181 Foster St SALE 3850 (VG)

Price: \$620,000 Method: Sale Date: 03/10/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



186-188 Cunninghame St SALE 3850 (REI)

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

Agent Comments

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





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