## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$400,000 & \$430,	30,000
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### Median sale price

Median price	\$516,250	Pro	perty Type	Jnit	]	Suburb	Abbotsford
Period - From	20/09/2022	to	19/09/2023	So	ource	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

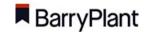
Add	dress of comparable property	Price	Date of sale
1	307/119 Turner St ABBOTSFORD 3067	\$425,000	21/06/2023
2	202/372 Johnston St ABBOTSFORD 3067	\$425,000	03/06/2023
3	109/119 Turner St ABBOTSFORD 3067	\$412,000	03/03/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/09/2023 12:16





James Wardrop 0409 827 616 jwardrop@barryplant.com.au

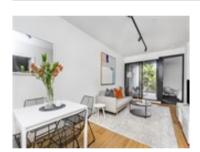
Indicative Selling Price \$400,000 - \$430,000 Median Unit Price 20/09/2022 - 19/09/2023: \$516,250





Property Type: Apartment
Agent Comments

# Comparable Properties



307/119 Turner St ABBOTSFORD 3067 (REI/VG)

KLI/VO)

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**6** 1

Price: \$425,000 Method: Private Sale Date: 21/06/2023

Property Type: Apartment

**Agent Comments** 



202/372 Johnston St ABBOTSFORD 3067

(REI/VG)

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Price: \$425,000 Method: Private Sale Date: 03/06/2023

Property Type: Apartment

**Agent Comments** 



109/119 Turner St ABBOTSFORD 3067

(REI/VG)

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Price: \$412,000 Method: Private Sale Date: 03/03/2023

Property Type: Apartment

Agent Comments

**Account** - Barry Plant | P: 03 9842 8888



