

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 205/119 Turner Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$400,000 & \$430,000

Median sale price

Median price \$516,250 Property Type Unit Suburb Abbotsford

Period - From 20/09/2022 to 19/09/2023 Source 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	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 comparable properties 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



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$400,000 - \$430,000

Median Unit Price

20/09/2022 - 19/09/2023: \$516,250

Comparable Properties



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

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 21/06/2023

Property Type: Apartment



202/372 Johnston St ABBOTSFORD 3067
(REI/VG)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 03/06/2023

Property Type: Apartment



109/119 Turner St ABBOTSFORD 3067
(REI/VG)

Agent Comments



Price: \$412,000

Method: Private Sale

Date: 03/03/2023

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888