

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

70 Little Turner Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,265,000 Property Type House Suburb Abbotsford

Period - From 01/04/2023 to 31/03/2024 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	11/31 York St RICHMOND 3121	\$1,226,000	27/04/2024
2	101b Park St ABBOTSFORD 3067	\$1,190,000	26/03/2024
3	74 Cecil St FITZROY 3065	\$1,170,000	10/02/2024

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: 11/06/2024 13:52



 2  1  1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2024: \$1,265,000

Comparable Properties



11/31 York St RICHMOND 3121 (REI)

Agent Comments

 2  1  2

Price: \$1,226,000

Method: Auction Sale

Date: 27/04/2024

Property Type: Townhouse (Res)



101b Park St ABBOTSFORD 3067 (REI/VG)

Agent Comments

 2  1  2

Price: \$1,190,000

Method: Auction Sale

Date: 26/03/2024

Property Type: Townhouse (Res)

Land Size: 105 sqm approx



74 Cecil St FITZROY 3065 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,170,000

Method: Auction Sale

Date: 10/02/2024

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9864 5000