

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

217/119 Turner Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$745,000

Property Type Unit

Suburb Abbotsford

Period - From 01/07/2021

to 30/09/2021

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 | 612/6 Acacia PI ABBOTSFORD 3067 | \$680,000 | 21/06/2021 |
| 2 | 310/20 Burnley St RICHMOND 3121 | \$630,000 | 20/05/2021 |
| 3 | 101/15 Lithgow St ABBOTSFORD 3067 | \$620,000 | 24/06/2021 |

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:

17/11/2021 18:40

Greg Bowring

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Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

September quarter 2021: \$745,000



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



612/6 Acacia PI ABBOTSFORD 3067 (REI/VG)

Agent Comments

 2  1  1

Price: \$680,000

Method: Private Sale

Date: 21/06/2021

Property Type: Apartment



310/20 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

 2  2  1

Price: \$630,000

Method: Sold Before Auction

Date: 20/05/2021

Property Type: Apartment



101/15 Lithgow St ABBOTSFORD 3067 (REI/VG)

Agent Comments

 2  1  1

Price: \$620,000

Method: Sold Before Auction

Date: 24/06/2021

Property Type: Apartment

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199