## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Address	217/119 Turner Street, Abbotsford Vic 3067
Including suburb and	
postcode	

#### Indicative selling price

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

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

### Median sale price

Median price	\$745,000	Pro	perty Type U	nit		Suburb	Abbotsford
Period - From	01/07/2021	to	30/09/2021	Sc	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	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 comparableproperties 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



## woodards **™**

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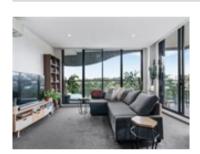
**Indicative Selling Price** \$620,000 - \$680,000 **Median Unit Price** September quarter 2021: \$745,000





Property Type: Apartment **Agent Comments** 

## Comparable Properties



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





Price: \$680,000 Method: Private Sale Date: 21/06/2021

Property Type: Apartment



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

**———** 2





Price: \$630,000

Method: Sold Before Auction

Date: 20/05/2021

Property Type: Apartment



101/15 Lithgow St ABBOTSFORD 3067

(REI/VG)







Price: \$620.000

Method: Sold Before Auction

Date: 24/06/2021

Property Type: Apartment

Agent Comments

**Agent Comments** 

Agent Comments

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