

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

208/1 Turner Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$615,000

&

\$676,500

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	103/372 Johnson St, Abbotsford, Vic 3067, Australia	\$635,000	02/12/2021
2	101/38 Yarra St, Abbotsford, Vic 3067, Australia	\$610,000	28/10/2021
3	B607/8 Grosvenor St, Abbotsford, Vic 3067, Australia	\$636,000	11/10/2021

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:

21/01/2022 13:25

208/1 Turner Street, Abbotsford Vic 3067



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$615,000 - \$676,500

Median Unit Price

September quarter 2021: \$745,000

Comparable Properties

**103/372 Johnson St, Abbotsford, Vic 3067,
Australia (REI)**

Agent Comments

 2  2  1

Price: \$635,000

Method:

Date: 02/12/2021

Property Type: Apartment

**101/38 Yarra St, Abbotsford, Vic 3067,
Australia (REI)**

Agent Comments

 2  2  1

Price: \$610,000

Method:

Date: 28/10/2021

Property Type: Apartment

**B607/8 Grosvenor St, Abbotsford, Vic 3067,
Australia (REI)**

Agent Comments

 2  2  1

Price: \$636,000

Method:

Date: 11/10/2021

Property Type: Apartment

Account - TOMASSI & CO PTY LTD



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