



STATEMENT OF INFORMATION

210/119 TURNER STREET, ABBOTSFORD, VIC 3067 PREPARED BY BRAD CARLIN-SMITH, THE HOPKINS GROUP



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



210/119 TURNER STREET, ABBOTSFORD, 🕮 1 🕒 1 😓 1







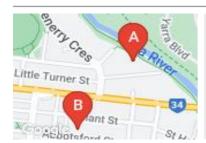
Indicative Selling Price

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

Single Price: \$456,000

Provided by: Brad Carlin-Smith, The Hopkins Group

MEDIAN SALE PRICE



ABBOTSFORD, VIC, 3067

Suburb Median Sale Price (Unit)

\$505,000

01 January 2023 to 31 December 2023

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



2/125 TURNER ST, ABBOTSFORD, VIC 3067







Sale Price

*\$435,000

Sale Date: 11/12/2023

Distance from Property: 0m













\$435,000

Sale Date: 07/10/2023

Distance from Property: 305m





403/12 TRENERRY CRES, ABBOTSFORD, VIC







Sale Price

\$455.000

Sale Date: 24/08/2023

Distance from Property: 0m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

	Address		
Including	suburb and		
	postcode		

210/119 TURNER STREET, ABBOTSFORD, VIC 3067

Indicative selling price

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Single Price:	\$456,000

Median sale price

Median price	\$505,000	Property type	Unit	Subu	ABBOTSFORD
Period	01 January 2023 to 31 2023	December	Source		pricefinder

Comparable property sales

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
2/125 TURNER ST, ABBOTSFORD, VIC 3067	*\$435,000	11/12/2023
8/30 ABBOTSFORD ST, ABBOTSFORD, VIC 3067	\$435,000	07/10/2023
403/12 TRENERRY CRES, ABBOTSFORD, VIC 3067	\$455,000	24/08/2023

This Statement of Information was prepared on:

16/01/2024

