

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

69 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 \$1,505,000

Property Type House

Suburb Abbotsford

Period - From 01/01/2023

to

31/03/2023

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	56 Little Kent St RICHMOND 3121	\$1,200,000	01/06/2023
2	13a Cameron St RICHMOND 3121	\$1,130,000	24/06/2023
3	16 Waterloo Rd COLLINGWOOD 3066	\$1,057,000	24/06/2023

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:

28/06/2023 08:51



Rooms: 4

Property Type: Townhouse

Agent Comments

Comparable Properties



56 Little Kent St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 01/06/2023

Property Type: Townhouse (Res)



13a Cameron St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,130,000

Method: Auction Sale

Date: 24/06/2023

Property Type: House (Res)



16 Waterloo Rd COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$1,057,000

Method: Auction Sale

Date: 24/06/2023

Property Type: Townhouse (Res)

Account - Jellis Craig