

# 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

108/119 Turner Street, Abbotsford Vic 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$390,000

### Median sale price

Median price

\$511,500

Property Type

Unit

Suburb

Abbotsford

Period - From

01/04/2024

to

30/06/2024

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	4/5 Barries PI CLIFTON HILL 3068	\$380,000	12/06/2024
2	209/20 Burnley St RICHMOND 3121	\$390,000	07/06/2024
3	201/70 Stanley St COLLINGWOOD 3066	\$397,500	13/03/2024

**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:

09/08/2024 16:17

108/119 Turner Street, Abbotsford Vic 3067

Daniel Finlayson  
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1 1 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$390,000  
**Median Unit Price**  
June quarter 2024: \$511,500

## Comparable Properties



**4/5 Barries PI CLIFTON HILL 3068 (REI)**

**Agent Comments**

1 1 1

**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 12/06/2024  
**Property Type:** Apartment



**209/20 Burnley St RICHMOND 3121 (REI)**

**Agent Comments**

1 1 1

**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 07/06/2024  
**Property Type:** Unit



**201/70 Stanley St COLLINGWOOD 3066 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$397,500  
**Method:** Private Sale  
**Date:** 13/03/2024  
**Property Type:** Apartment

**Account - Belle Property Richmond | P: 03 9967 8899**



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