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	307/119 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	\$420,000	&	\$450,000

Median sale price

Median price	\$515,000	Pro	perty Type	Jnit		Suburb	Abbotsford
Period - From	01/04/2022	to	31/03/2023	S	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

Address of comparable property		Price	Date of sale
1	12/659 Victoria St ABBOTSFORD 3067	\$455,000	19/05/2023
2	4/31 Napoleon St COLLINGWOOD 3066	\$440,000	20/05/2023
3	301/8 New St RICHMOND 3121	\$426,000	24/03/2023

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.

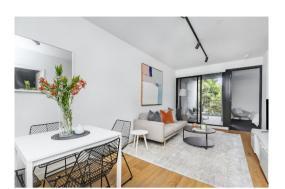
This Statement of Information was prepared on:	16/06/2023 10:33





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Indicative Selling Price \$420,000 - \$450,000 **Median Unit Price** Year ending March 2023: \$515,000



Rooms: 2

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



12/659 Victoria St ABBOTSFORD 3067 (REI)





Price: \$455,000 Method: Private Sale Date: 19/05/2023

Property Type: Apartment

Agent Comments



4/31 Napoleon St COLLINGWOOD 3066 (REI)





Price: \$440,000 Method: Private Sale Date: 20/05/2023

Property Type: Apartment

Agent Comments



301/8 New St RICHMOND 3121 (REI)



Price: \$426.000 Method: Private Sale Date: 24/03/2023

Property Type: Apartment

Agent Comments

Account - Belle Property Richmond | P: 03 9967 8899



