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

43 Turner Street, Abbotsford Vic 3067

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,150,000		&		\$1,225,000			
Median sale p	rice							
Median price	\$1,505,000	Pro	operty Type	Hou	se		Suburb	Abbotsford
Period - From	01/01/2023	to	31/03/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	105 Charles St ABBOTSFORD 3067	\$1,265,000	27/05/2023
2	5 Trenerry Cr ABBOTSFORD 3067	\$1,225,000	03/06/2023
3	9 Trenerry Cr ABBOTSFORD 3067	\$1,145,000	25/03/2023

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:

20/06/2023 11:55









Rooms: 5 Property Type: House (Res) Agent Comments Lee Muddle 03 8415 6100 0449 130 331 leemuddle@jelliscraig.com.au

Indicative Selling Price \$1,150,000 - \$1,225,000 Median House Price March quarter 2023: \$1,505,000

Comparable Properties



105 Charles St ABBOTSFORD 3067 (REI)



Price: \$1,265,000 Method: Private Sale Date: 27/05/2023 Property Type: House

Agent Comments

Agent Comments



5 Trenerry Cr ABBOTSFORD 3067 (REI)



Price: \$1,225,000 Method: Auction Sale Date: 03/06/2023 Property Type: House (Res)

9 Trenerry Cr ABBOTSFORD 3067 (REI/VG)



067 (REI/VG) Agent Comments

Price: \$1,145,000 Method: Auction Sale Date: 25/03/2023 Property Type: House (Res) Land Size: 178 sqm approx

Account - Jellis Craig



propertydata

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