

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,225,000

### 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	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



2   1   0

**Rooms:** 5

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**105 Charles St ABBOTSFORD 3067 (REI)**

Agent Comments

2   1   -

**Price:** \$1,265,000

**Method:** Private Sale

**Date:** 27/05/2023

**Property Type:** House



**5 Trenerry Cr ABBOTSFORD 3067 (REI)**

Agent Comments

2   1   -

**Price:** \$1,225,000

**Method:** Auction Sale

**Date:** 03/06/2023

**Property Type:** House (Res)



**9 Trenerry Cr ABBOTSFORD 3067 (REI/VG)**

Agent Comments

2   1   -

**Price:** \$1,145,000

**Method:** Auction Sale

**Date:** 25/03/2023

**Property Type:** House (Res)

**Land Size:** 178 sqm approx

Account - Jellis Craig