### 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

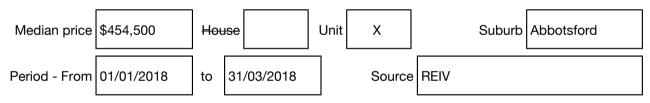
G13/125 Turner Street, Abbotsford Vic 3067

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$450,000

#### Median sale price



#### 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	106/56 Nicholson St ABBOTSFORD 3067	\$454,000	24/03/2018
2	204/38-40 Yarra St ABBOTSFORD 3067	\$450,000	14/02/2018
3	7/92-94 Charles St ABBOTSFORD 3067	\$413,000	24/03/2018

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.

Account - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.











Rooms: Property Type: Agent Comments Indicative Selling Price \$450,000 Median Unit Price March quarter 2018: \$454,500

## **Comparable Properties**



106/56 Nicholson St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$454,000 Method: Auction Sale Date: 24/03/2018 Rooms: 2 Property Type: Apartment



**204/38-40 Yarra St ABBOTSFORD 3067 (REI)** Agent Comments

Price: \$450,000 Method: Private Sale Date: 14/02/2018 Rooms: -Property Type: Apartment



7/92-94 Charles St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$413,000 Method: Auction Sale Date: 24/03/2018 Rooms: -Property Type: Apartment

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