

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

16 Turner Street, Abbotsford Vic 3067

Indicative selling price

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

Single price

\$2,850,000

Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Abbotsford

Period - From

01/10/2023

to

31/12/2023

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	16 Paterson St ABBOTSFORD 3067	\$2,850,000	18/11/2023
2	24 Valiant St ABBOTSFORD 3067	\$2,850,000	09/09/2023
3	12 Bath St ABBOTSFORD 3067	\$2,750,000	20/08/2023

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:

19/01/2024 09:28

16 Turner Street, Abbotsford Vic 3067

**Jellis
Craig**

Lee Muddle

03 8415 6100

0449 130 331

leemuddle@jellisrcraig.com.au

Indicative Selling Price

\$2,850,000

Median House Price

December quarter 2023: \$1,300,000



 3  2  1

Property Type: House

Land Size: 258 sqm approx

Agent Comments

Comparable Properties



16 Paterson St ABBOTSFORD 3067 (REI/VG)

Agent Comments

 4  2  1

Price: \$2,850,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 290 sqm approx



24 Valiant St ABBOTSFORD 3067 (REI)

Agent Comments

 4  3  2

314sqm of land approx

Price: \$2,850,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)



12 Bath St ABBOTSFORD 3067 (REI/VG)

Agent Comments

 3  2  1

Price: \$2,750,000

Method: Private Sale

Date: 20/08/2023

Property Type: House

Land Size: 304 sqm approx

Account - Jellis Craig | P: 03 8415 6100



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