

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 108/125 Turner Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$395,000 & \$415,000

Median sale price

Median price \$511,500 Property Type Unit Suburb Abbotsford

Period - From 01/04/2024 to 30/06/2024 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	G06/18 Grosvenor St ABBOTSFORD 3067	\$405,000	21/05/2024
2	10/122 Sackville St COLLINGWOOD 3066	\$410,000	20/05/2024
3	206/70 Stanley St COLLINGWOOD 3066	\$415,000	24/04/2024

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.~~

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 9753 sqm approx
Agent Comments

Indicative Selling Price
\$395,000 - \$415,000
Median Unit Price
June quarter 2024: \$511,500

Comparable Properties

G06/18 Grosvenor St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 21/05/2024
Property Type: Apartment



10/122 Sackville St COLLINGWOOD 3066 (REI) **Agent Comments**



Price: \$410,000
Method: Sold Before Auction
Date: 20/05/2024
Property Type: Unit



206/70 Stanley St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$415,000
Method: Private Sale
Date: 24/04/2024
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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