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	41 Turner Street, Abbotsford Vic 3067

Indicative selling price

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

Single price $1,545,000

Median sale price

Median price $1,115,000 Property Type House Suburb Abbotsford

Period - From 06/07/2019 to 05/07/2020 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.

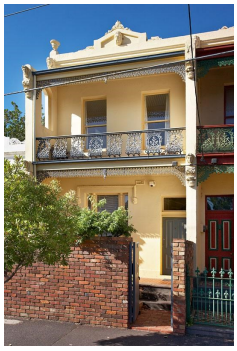
	Address of comparable property	Price	Date of sale
1	17 Falconer St FITZROY NORTH 3068	$1,550,000	24/03/2020
2	103 Turner St ABBOTSFORD 3067	$1,480,000	15/02/2020
3	82 Kerr St FITZROY 3065	$1,475,000	24/03/2020

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: 06/07/2020 10:24

41 Turner Street, Abbotsford Vic 3067



2 1 0

Property Type: House
Land Size: 127 sqm approx

Agent Comments

Indicative Selling Price
$1,545,000
Median House Price
06/07/2019 - 05/07/2020: $1,115,000

Comparable Properties



17 Falconer St FITZROY NORTH 3068 (REI)

3 2 -

Price: $1,550,000
Method: Auction Sale
Date: 24/03/2020
Property Type: House (Res)

Agent Comments

Extra Bathroom



103 Turner St ABBOTSFORD 3067 (REI/VG)

3 2 -

Price: $1,480,000
Method: Auction Sale
Date: 15/02/2020
Rooms: 4
Property Type: House (Res)
Land Size: 127 sqm approx

Agent Comments

smaller home no separate living



82 Kerr St FITZROY 3065 (REI/VG)

3 2 1

Price: $1,475,000
Method: Auction Sale
Date: 24/03/2020
Property Type: House (Res)
Land Size: 110 sqm approx

Agent Comments

smaller land not overlooking parkland or similar -

Account - Biggin & Scott | P: 03 9429 9177

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.