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

108/1 Turner Street, Abbotsford Vic 3067

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$580,000		&		\$620,000			
Median sale p	rice							
Median price	\$517,250	Pro	operty Type	Unit			Suburb	Abbotsford
Period - From	29/04/2024	to	28/04/2025		So	urce	Property	/ Data

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.

Ad	dress of comparable property	Price	Date of sale
1	707/8 Grosvenor St ABBOTSFORD 3067	\$615,000	10/03/2025
2	4/165 Noone St CLIFTON HILL 3068	\$620,000	25/02/2025
3	818A/609 Victoria St ABBOTSFORD 3067	\$628,000	09/11/2024

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.

This Statement of Information was prepared on:

29/04/2025 12:16



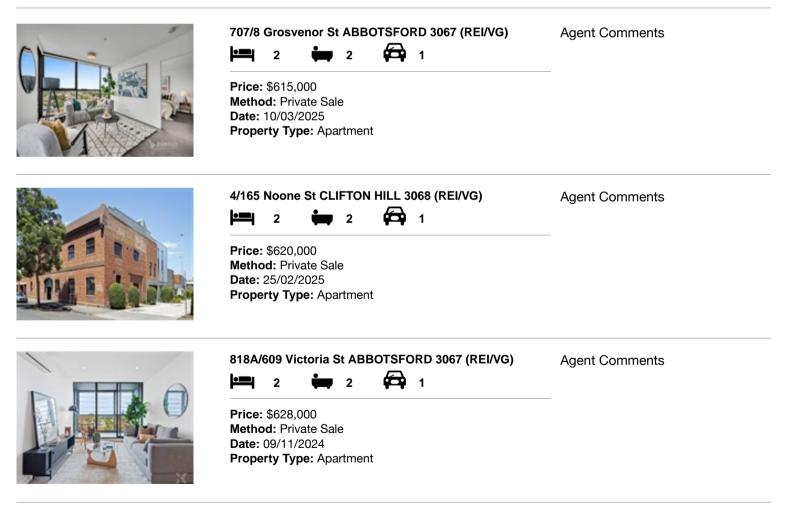






Property Type: Apartment **Land Size:** 70 sqm approx Agent Comments Indicative Selling Price \$580,000 - \$620,000 Median Unit Price 29/04/2024 - 28/04/2025: \$517,250

Comparable Properties



Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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