

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

172 Gipps Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,100,000

&

\$1,150,000

Median sale price

Median price \$1,260,000

Property Type House

Suburb Abbotsford

Period - From 01/07/2020

to 30/09/2020

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	42 York St RICHMOND 3121	\$1,060,000	28/11/2020
2	1 Paterson St ABBOTSFORD 3067	\$1,050,000	12/12/2020
3	9 Bennett St RICHMOND 3121	\$1,035,000	18/07/2020

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:

15/12/2020 09:41

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Indicative Selling Price

\$1,100,000 - \$1,150,000

Median House Price

September quarter 2020: \$1,260,000



2 1 1

Rooms: 3

Property Type: House (Previously Occupied - Detached)

Land Size: 119 sqm approx

Agent Comments

Comparable Properties



42 York St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$1,060,000

Method: Private Sale

Date: 28/11/2020

Property Type: House

Land Size: 131 sqm approx



1 Paterson St ABBOTSFORD 3067 (REI)

Agent Comments

2 1 -

Price: \$1,050,000

Method: Auction Sale

Date: 12/12/2020

Property Type: House (Res)

Land Size: 135 sqm approx



9 Bennett St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$1,035,000

Method: Auction Sale

Date: 18/07/2020

Rooms: 3

Property Type: House (Res)

Land Size: 177 sqm approx