

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

103/120 Gipps Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$315,000

&

\$345,000

Median sale price

Median price \$567,000

Property Type Unit

Suburb Abbotsford

Period - From 01/01/2022

to 31/03/2022

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	17/164 Lennox St RICHMOND 3121	\$337,500	18/12/2021
2	23/41 Napier St FITZROY 3065	\$330,000	10/02/2022
3	106/8 Grosvenor St ABBOTSFORD 3067	\$320,000	24/04/2022

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:

14/06/2022 15:59



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$315,000 - \$345,000
Median Unit Price
March quarter 2022: \$567,000

Comparable Properties



17/164 Lennox St RICHMOND 3121 (REI/VG)

Agent Comments

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Price: \$337,500
Method: Auction Sale
Date: 18/12/2021
Property Type: Unit



23/41 Napier St FITZROY 3065 (REI)

Agent Comments

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Price: \$330,000
Method: Auction Sale
Date: 10/02/2022
Property Type: Apartment



106/8 Grosvenor St ABBOTSFORD 3067 (REI)

Agent Comments

1 1 -

Price: \$320,000
Method: Private Sale
Date: 24/04/2022
Property Type: Apartment