

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

204/120 Gipps Street, Abbotsford Vic 3067

Indicative selling price

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

Single price

\$520,000

Median sale price

Median price

\$547,500

House

Unit

X

Suburb

Abbotsford

Period - From

01/01/2017

to

31/12/2017

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	305/120 Gipps St ABBOTSFORD 3067	\$550,000	22/12/2017
2	104A/609 Victoria St ABBOTSFORD 3067	\$537,000	14/10/2017
3	212/3 Hoddle St COLLINGWOOD 3066	\$565,000	22/09/2017

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.



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties

305/120 Gipps St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 22/12/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



104A/609 Victoria St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$537,000

Method: Private Sale

Date: 14/10/2017

Rooms: 3

Property Type: Apartment



212/3 Hoddle St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$565,000

Method: Sold Before Auction

Date: 22/09/2017

Rooms: -

Property Type: Apartment