

JM Lim 03 9889 8800 0476 784 585 joominglim@mcgrath.com.au

# 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

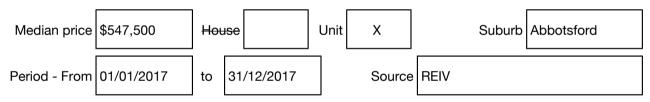
204/120 Gipps Street, Abbotsford Vic 3067

## Indicative selling price

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

Single price \$520,000

#### Median sale price



#### 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.

#### Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802

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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.



# **M**c**Grath**





Rooms: Property Type: Apartment Agent Comments JM Lim 03 9889 8800 0476 784 585 joominglim@mcgrath.com.au

Indicative Selling Price \$520,000 Median Unit Price Year ending December 2017: \$547,500

# **Comparable Properties**

305/120 Gipps St ABBOTSFORD 3067 (REI)

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

Agent Comments

Price: \$565,000 Method: Sold Before Auction Date: 22/09/2017 Rooms: -Property Type: Apartment

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