# **McGrath**

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

Indicative Selling Price \$620,000 Median Unit Price March quarter 2017: \$528,000





Rooms:

**Property Type:** Apartment Agent Comments

## Comparable Properties



101/166 Wellington Pde EAST MELBOURNE

3002 (REI)

i

2



**Price:** \$660,000 **Method:** Private Sale **Date:** 23/06/2017

Rooms: 3

Property Type: Apartment

Agent Comments



312/45 York St RICHMOND 3121 (REI)

**\_** 2



**6** 

Agent Comments

Price: \$650,000 Method: Auction Sale Date: 17/06/2017 Rooms: 3

Property Type: Apartment



806/8 Garfield St RICHMOND 3121 (REI)

**—** 2

-



**6** 1

Price: \$645,000

Method: Sold Before Auction

Date: 07/06/2017

Rooms: 3

Property Type: Apartment

Agent Comments

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





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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
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Address	Lot102/120 Gipps Street, Abbotsford Vic 3067
Including suburb and	
postcode	

### Indicative selling price

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

Single price \$620,000

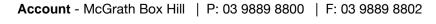
#### Median sale price

Median price	\$528,000		Unit X	Su	ıburb	Abbotsford	
Period - From	01/01/2017	to	31/03/2017	Source	REIV	,	

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
101/166 Wellington Pde EAST MELBOURNE 3002	\$660,000	23/06/2017
312/45 York St RICHMOND 3121	\$650,000	17/06/2017
806/8 Garfield St RICHMOND 3121	\$645,000	07/06/2017







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