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	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

Range between	\$540,000	&	\$594,000

Median sale price

Median price	\$557,500	Hou	se	Unit	Х	Suburb	Abbotsford
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

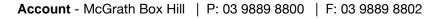
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price Date of sale

1	303/88 Trenerry Cr ABBOTSFORD 3067	\$600,000	15/05/2017
2	B703/10 Trenerry Cr ABBOTSFORD 3067	\$558,000	24/07/2017
3	104/120 Gipps St ABBOTSFORD 3067	\$507,500	09/08/2017

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.







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McGrath





Rooms:

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$540,000 - \$594,000 **Median Unit Price** June quarter 2017: \$557,500

Comparable Properties



303/88 Trenerry Cr ABBOTSFORD 3067 (REI)

— 2

Price: \$600,000 Method: Private Sale Date: 15/05/2017 Rooms: 3

Property Type: Apartment

Agent Comments



B703/10 Trenerry Cr ABBOTSFORD 3067 (REI) Agent Comments

Price: \$558,000

Rooms: -Property Type: Apartment

Method: Private Sale Date: 24/07/2017



104/120 Gipps St ABBOTSFORD 3067 (REI)

Price: \$507,500 Method: Private Sale Date: 09/08/2017 Rooms: -

Property Type: Apartment

Agent Comments





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