

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
120 Gipps Street, Abbotsford Vic 3067

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 House Unit X 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.



 2  2  1

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) **Agent Comments**

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



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

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Price: \$558,000
Method: Private Sale
Date: 24/07/2017
Rooms: -
Property Type: Apartment



104/120 Gipps St ABBOTSFORD 3067 (REI) **Agent Comments**

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