

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

176 Gipps Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,160,000 Property Type House Suburb Abbotsford

Period - From 01/10/2018 to 30/09/2019 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	57 Nicholson St ABBOTSFORD 3067	\$988,000	07/09/2019
2	359 Highett St RICHMOND 3121	\$950,000	19/07/2019
3	215 Highett St RICHMOND 3121	\$920,000	22/06/2019

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.~~

This Statement of Information was prepared on:

01/11/2019 07:09



Property Type: House

Agent Comments

Comparable Properties



57 Nicholson St ABBOTSFORD 3067 (REI/VG) Agent Comments



Price: \$988,000

Method: Auction Sale

Date: 07/09/2019

Property Type: House (Res)

Land Size: 150 sqm approx



359 Highett St RICHMOND 3121 (REI/VG) Agent Comments



Price: \$950,000

Method: Private Sale

Date: 19/07/2019

Property Type: House

Land Size: 127 sqm approx



215 Highett St RICHMOND 3121 (REI/VG) Agent Comments



Price: \$920,000

Method: Auction Sale

Date: 22/06/2019

Rooms: 3

Property Type: House (Res)

Land Size: 169 sqm approx