

# 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 105/120 GIPPS STREET, ABBOTSFORD VIC 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$351,000 & \$386,000

### Median sale price

Median price \$515,000 Property type Unit Suburb ABBOTSFORD

Period - From 01 April 2023 to 31 March 2024 Source CORELOGIC

### 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. 302/6 ACACIA PLACE, ABBOTSFORD, VIC 3067	\$390,000	08/04/2024
2. 4/282 LANGRIDGE ST, ABBOTSFORD, VIC 3067	\$385,000	24/04/2024
3. 6/282 LANGRIDGE STREET, ABBOTSFORD, VIC 3067	\$385,000	24/04/2024

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: 24/06/2024