

# 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

198b 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)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,310,000

Property Type House

Suburb Abbotsford

Period - From 01/01/2023

to 31/12/2023

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	6/1 Abbott St ABBOTSFORD 3067	\$1,060,000	13/02/2024
2	29/85 Nicholson St ABBOTSFORD 3067	\$980,000	29/01/2024
3			

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:

28/02/2024 10:00



 3  2  2

**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 96 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
Year ending December 2023: \$1,310,000

## Comparable Properties



6/1 Abbott St ABBOTSFORD 3067 (REI)

Agent Comments

 3  2  1

**Price:** \$1,060,000  
**Method:** Sold Before Auction  
**Date:** 13/02/2024  
**Property Type:** Townhouse (Res)



29/85 Nicholson St ABBOTSFORD 3067 (REI)

Agent Comments

 3  2  3

**Price:** \$980,000  
**Method:** Sold Before Auction  
**Date:** 29/01/2024  
**Property Type:** House (Res)

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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