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	e cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,310,000	Pro	operty Type	Hou	ise		Suburb	Abbotsford
Period - From	01/01/2023	to	31/12/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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

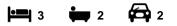
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

28/02/2024 10:00







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

Agent Comments

Comparable Properties



6/1 Abbott St ABBOTSFORD 3067 (REI)



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



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.

Account - Marshall White | P: 03 9822 9999

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