

# 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

|   |
|---|
| 202/120 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)

Range between 

|           |
|-----------|
| \$530,000 |
|-----------|

 & 

|           |
|-----------|
| \$580,000 |
|-----------|

### Median sale price

Median price 

|           |
|-----------|
| \$515,000 |
|-----------|

 Property Type 

|      |
|------|
| Unit |
|------|

 Suburb 

|            |
|------------|
| Abbotsford |
|------------|

Period - From 

|            |
|------------|
| 12/04/2023 |
|------------|

 to 

|            |
|------------|
| 11/04/2024 |
|------------|

 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 | 202/1 Turner St ABBOTSFORD 3067      | \$580,000 | 15/03/2024   |
| 2 | 102A/609 Victoria St ABBOTSFORD 3067 | \$580,000 | 08/12/2023   |
| 3 | 1010/8 Grosvenor St ABBOTSFORD 3067  | \$570,000 | 25/10/2023   |

**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: 

|                  |
|------------------|
| 12/04/2024 09:34 |
|------------------|



2 2 1

**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**

\$530,000 - \$580,000

**Median Unit Price**

12/04/2023 - 11/04/2024: \$515,000

## Comparable Properties



**202/1 Turner St ABBOTSFORD 3067 (REI)**

Agent Comments

2 2 1

**Price:** \$580,000  
**Method:** Sold Before Auction  
**Date:** 15/03/2024  
**Property Type:** Apartment



**102A/609 Victoria St ABBOTSFORD 3067 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 08/12/2023  
**Property Type:** Apartment



**1010/8 Grosvenor St ABBOTSFORD 3067 (REI)** Agent Comments

2 2 1

**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 25/10/2023  
**Property Type:** Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511