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<br>Including suburb and postcode | 104/205 Gipps Street, Abbotsford Vic 3067 |

## Indicative selling price

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

Single price $859,000

## Median sale price

Median price $470,000 Property Type Unit 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 | 509/627 Victoria St ABBOTSFORD 3067 | $870,000 | 13/10/2023 |
| 2 | 110/63 William St ABBOTSFORD 3067 | $781,000 | 06/09/2023 |
| 3 | 121/56 Nicholson St ABBOTSFORD 3067 | $775,000 | 09/11/2023 |

**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: 23/02/2024 12:05

# 104/205 Gipps Street, Abbotsford Vic 3067



2 2 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$859,000
**Median Unit Price**
Year ending December 2023: $470,000

## Comparable Properties



**509/627 Victoria St ABBOTSFORD 3067 (REI/VG)**

2 2 1

**Price:** $870,000
**Method:** Private Sale
**Date:** 13/10/2023
**Property Type:** Apartment

Agent Comments



**110/63 William St ABBOTSFORD 3067 (REI/VG)**

2 2 1

**Price:** $781,000
**Method:** Auction Sale
**Date:** 06/09/2023
**Property Type:** Unit

Agent Comments



**121/56 Nicholson St ABBOTSFORD 3067 (REI/VG)**

2 2 1

**Price:** $775,000
**Method:** Sold Before Auction
**Date:** 09/11/2023
**Property Type:** Unit

Agent Comments

**Account** - BigginScott | P: 03 9426 4000

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