

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

10/8 Grosvenor Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$497,000 Property Type Unit Suburb Abbotsford

Period - From 21/06/2023 to 20/06/2024 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	908D/615 Victoria St ABBOTSFORD 3067	\$580,000	16/05/2024
3	502/11 Flockhart St ABBOTSFORD 3067	\$577,000	14/02/2024

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:

21/06/2024 15:02



2 bedrooms, 0 bathrooms, 1 car

Property Type: House (Res)
Land Size: 10133 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
21/06/2023 - 20/06/2024: \$497,000

Comparable Properties



202/1 Turner St ABBOTSFORD 3067 (REI/VG) Agent Comments

2 bedrooms, 2 bathrooms, 1 car

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



908D/615 Victoria St ABBOTSFORD 3067 (REI) Agent Comments

2 bedrooms, 2 bathrooms, 1 car

Price: \$580,000
Method: Private Sale
Date: 16/05/2024
Property Type: Apartment



502/11 Flockhart St ABBOTSFORD 3067 (REI/VG) Agent Comments

2 bedrooms, 2 bathrooms, 1 car

Price: \$577,000
Method: Private Sale
Date: 14/02/2024
Property Type: Apartment