

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

221b/8 Grosvenor Street, Abbotsford Vic 3067
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Indicative selling price

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

Range between

\$450,000

 &

\$495,000

Median sale price

Median price

\$449,000

 Property Type

Unit

 Suburb

Abbotsford

Period - From

01/01/2024

 to

31/03/2024

 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	G15/11 Flockhart St ABBOTSFORD 3067	\$480,000	26/04/2024
2	803/11 Flockhart St ABBOTSFORD 3067	\$470,000	12/12/2023
3	808/11 Flockhart St ABBOTSFORD 3067	\$460,000	28/02/2024

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:

22/05/2024 09:05



2 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

March quarter 2024: \$449,000

Comparable Properties

G15/11 Flockhart St ABBOTSFORD 3067 (REI) Agent Comments

2 1 2

Price: \$480,000

Method:

Date: 26/04/2024

Property Type: Apartment



803/11 Flockhart St ABBOTSFORD 3067 (VG) Agent Comments

2 - -

Price: \$470,000

Method: Sale

Date: 12/12/2023

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

808/11 Flockhart St ABBOTSFORD 3067 (VG) Agent Comments

2 - -

Price: \$460,000

Method: Sale

Date: 28/02/2024

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

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