

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

604/8 GROSVENOR STREET ABBOTSFORD VIC 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$526,250

Property type

Unit

Suburb

Abbotsford

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

103/5 FLOCKHART STREET ABBOTSFORD VIC 3067	\$460,000	31-Jul-23
302A/8 GROSVENOR STREET ABBOTSFORD VIC 3067	\$450,000	05-Jul-23
210A/8 GROSVENOR STREET ABBOTSFORD VIC 3067	\$470,000	13-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 20 November 2023



**103/5 FLOCKHART STREET
ABBOTSFORD VIC 3067**

 2  1  1

Sold Price **\$460,000** Sold Date **31-Jul-23**

Distance **0km**



**302A/8 GROSVENOR STREET
ABBOTSFORD VIC 3067**

 2  1  1

Sold Price **\$450,000** Sold Date **05-Jul-23**

Distance **0km**



**210A/8 GROSVENOR STREET
ABBOTSFORD VIC 3067**

 2  1  1

Sold Price ^{RS} **\$470,000** Sold Date **13-Oct-23**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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