

# 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 G05/8 Grosvenor 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 \$310,000 & \$340,000

### Median sale price

Median price \$475,000 Property Type Unit Suburb Abbotsford

Period - From 29/05/2023 to 28/05/2024 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	102/4 Acacia PI ABBOTSFORD 3067	\$320,000	22/01/2024
2	214/1 Acacia PI ABBOTSFORD 3067	\$315,011	17/04/2024
3	213/20 Shamrock St ABBOTSFORD 3067	\$310,000	22/01/2024

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: 29/05/2024 09:37



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$310,000 - \$340,000

Median Unit Price

29/05/2023 - 28/05/2024: \$475,000

## Comparable Properties



102/4 Acacia PI ABBOTSFORD 3067 (REI/VG)

Agent Comments

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Price: \$320,000

Method: Private Sale

Date: 22/01/2024

Property Type: Apartment



214/1 Acacia PI ABBOTSFORD 3067 (REI)

Agent Comments

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Price: \$315,011

Method: Private Sale

Date: 17/04/2024

Property Type: Unit



213/20 Shamrock St ABBOTSFORD 3067 (REI/VG)

Agent Comments

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Price: \$310,000

Method: Private Sale

Date: 22/01/2024

Property Type: Unit

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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