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	417/8 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	$400,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$526,250	Property type	Unit	Suburb	Abbotsford
Period-from	01 Sep 2022	to	31 Aug 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.

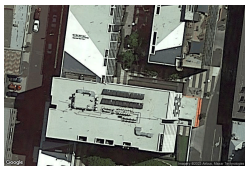
Address of comparable property	Price	Date of sale
215/8 GROSVENOR STREET ABBOTSFORD VIC 3067	$410,000	22-Nov-22
303/8 GROSVENOR STREET ABBOTSFORD VIC 3067	$425,000	27-Sep-22
306A/8 GROSVENOR STREET ABBOTSFORD VIC 3067	$426,500	06-Feb-23

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: 21 September 2023

Vinh Tran
P 0393627999
M 0402888282
E vinh.tran@braybrook.rh.com.au



215/8 GROSVENOR STREET ABBOTSFORD VIC 3067

2 1 1

Sold Price **$410,000** Sold Date **22-Nov-22**

Distance **0km**



303/8 GROSVENOR STREET ABBOTSFORD VIC 3067

2 1 1

Sold Price **$425,000** Sold Date **27-Sep-22**

Distance **0km**



306A/8 GROSVENOR STREET ABBOTSFORD VIC 3067

2 1 1

Sold Price **$426,500** Sold Date **06-Feb-23**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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