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	306A/8 Grosvenor Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $400,000 & $440,000

Median sale price

Median price $572,500 Property Type Unit Suburb Abbotsford

Period - From 01/07/2022 to 30/09/2022 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	303/8 Grosvenor St ABBOTSFORD 3067	$425,000	27/09/2022
2	523/20 Shamrock St ABBOTSFORD 3067	$420,000	24/10/2022
3	4/28 Bennett St RICHMOND 3121	$400,000	10/10/2022

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: 22/12/2022 17:24

306A/8 Grosvenor Street, Abbotsford Vic 3067

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2 -

Property Type:
Divorce/Estate/Family Transfers
Land Size: 10133 sqm approx

Agent Comments

Indicative Selling Price
$400,000 - $440,000
Median Unit Price
September quarter 2022: $572,500

Comparable Properties

303/8 Grosvenor St ABBOTSFORD 3067 (VG)

2 - -

Price: $425,000
Method: Sale
Date: 27/09/2022
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

Same complex, same level, contemporary complex



523/20 Shamrock St ABBOTSFORD 3067 (REI/VG)

1 1 1

Price: $420,000
Method: Private Sale
Date: 24/10/2022
Property Type: Apartment

Agent Comments

Contemporary complex, within 1km of subject property, no car



4/28 Bennett St RICHMOND 3121 (REI/VG)

1 1 1

Price: $400,000
Method: Private Sale
Date: 10/10/2022
Property Type: Apartment

Agent Comments

Older complex, renovated, within 1km of subject property

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