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	210a/8 Grosvenor Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $480,000 & $495,000

Median sale price

Median price $502,750 Property Type Unit Suburb Abbotsford

Period - From 01/04/2023 to 30/06/2023 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	311A/8 Grosvenor St ABBOTSFORD 3067	$488,000	15/05/2023
2	707/20 Shamrock St ABBOTSFORD 3067	$480,000	16/04/2023
3	A302/8 Grosvenor St ABBOTSFORD 3067	$450,000	12/07/2023

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: 26/07/2023 15:20

210a/8 Grosvenor Street, Abbotsford Vic 3067



2 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$480,000 - $495,000
Median Unit Price
June quarter 2023: $502,750

Comparable Properties



311A/8 Grosvenor St ABBOTSFORD 3067 (REI)

2 1 1

Price: $488,000
Method: Private Sale
Date: 15/05/2023
Property Type: Apartment

Agent Comments



707/20 Shamrock St ABBOTSFORD 3067 (REI/VG)

2 2 1

Price: $480,000
Method: Private Sale
Date: 16/04/2023
Property Type: Apartment

Agent Comments



A302/8 Grosvenor St ABBOTSFORD 3067 (REI)

2 1 1

Price: $450,000
Method: Private Sale
Date: 12/07/2023
Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000

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