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	106/8 Grosvenor Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $300,000 & $330,000

Median sale price

Median price $692,500 Property Type Unit Suburb Abbotsford

Period - From 01/01/2021 to 31/12/2021 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	705D/619 Victoria St ABBOTSFORD 3067	$350,000	10/02/2022
2	714A/609 Victoria St ABBOTSFORD 3067	$345,000	02/12/2021
3	214/20 Shamrock St ABBOTSFORD 3067	$300,000	04/01/2022

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: 06/04/2022 14:24

106/8 Grosvenor Street, Abbotsford Vic 3067



1 1 0

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$300,000 - $330,000
Median Unit Price
Year ending December 2021: $692,500

Comparable Properties



705D/619 Victoria St ABBOTSFORD 3067 (REI)

1 1 1

Price: $350,000
Method: Private Sale
Date: 10/02/2022
Property Type: Apartment

Agent Comments

714A/609 Victoria St ABBOTSFORD 3067 (VG)

1 - -

Price: $345,000
Method: Sale
Date: 02/12/2021
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments



214/20 Shamrock St ABBOTSFORD 3067 (REI/VG)

1 1 -

Price: $300,000
Method: Private Sale
Date: 04/01/2022
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177

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