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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$275,000		&		\$302,500			
Median sale p	rice							
Median price	\$480,000	Pro	operty Type	Unit			Suburb	Abbotsford
Period - From	23/07/2023	to	22/07/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	304/20 Shamrock St ABBOTSFORD 3067	\$291,000	20/03/2024
2	335/20 Shamrock St ABBOTSFORD 3067	\$290,000	11/06/2024
3	512/11 Shamrock St ABBOTSFORD 3067	\$275,000	23/03/2024

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:

23/07/2024 10:35









Property Type: Apartment Agent Comments

Indicative Selling Price \$275,000 - \$302,500 Median Unit Price 23/07/2023 - 22/07/2024: \$480,000

Comparable Properties



304/20 Shamrock St ABBOTSFORD 3067 (REI/VG)



Price: \$291,000 Method: Private Sale Date: 20/03/2024 Property Type: Apartment Agent Comments



335/20 Shamrock St ABBOTSFORD 3067 (REI/VG) Agent Comments



Price: \$290,000 Method: Private Sale Date: 11/06/2024 Property Type: Apartment

512/11 Shamrock St ABBOTSFORD 3067 (VG) Agent Comments



Price: \$275,000 Method: Sale Date: 23/03/2024 Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

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



propertydata

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