

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 307A/8 Grosvenor Street, Abbotsford, VIC 3067

Indicative selling price

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

Price Range

\$430,000

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\$473,000

Median sale price

Median price

\$565,000

Property Type

Apartment

Suburb

Abbotsford (3067)

Period - From

17/05/2022

to

17/05/2023

Source

Realestate

Comparable property sales

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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
203/229 BRIDGE ROAD, RICHMOND VIC 3121	\$485,000	01/05/2023
707/20 SHAMROCK STREET, ABBOTSFORD VIC 3067	\$480,000	16/04/2023
306A/8 GROSVENOR STREET, ABBOTSFORD VIC 3067	\$426,500	06/02/2023

This Statement of Information was prepared on: 22/05/2023