

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

10/8 Grosvenor Street, Abbotsford Vic 3067

Indicative selling price

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

Single price

\$660,000

Median sale price

Median price

\$666,750

Property Type

Unit

Suburb

Abbotsford

Period - From

01/04/2021

to

30/06/2021

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	103/13 Acacia Pl ABBOTSFORD 3067	\$660,000	24/02/2021
2			
3			

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:

19/08/2021 21:36



Property Type: House (Res)
Land Size: 10133 sqm approx
Agent Comments

Indicative Selling Price

\$660,000

Median Unit Price

June quarter 2021: \$666,750

Comparable Properties



103/13 Acacia PI ABBOTSFORD 3067 (REI/VG) **Agent Comments**



Price: \$660,000
Method: Private Sale
Date: 24/02/2021
Property Type: Apartment

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.