

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

206/18 Grosvenor Street Abbotsford VIC 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$438,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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 6 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

1005/8 Grosvenor Street Abbotsford VIC 3067	\$470,000	16-Jan-21
107/18 Grosvenor Street Abbotsford VIC 3067	\$435,000	06-Apr-21
612/11 Flockhart Street Abbotsford VIC 3067	\$443,000	23-Feb-21

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 6 months.

This Statement of Information was prepared on: 19 May 2021



**1005/8 Grosvenor Street
Abbotsford VIC 3067**

1 1 1

Sold Price **\$470,000** Sold Date **16-Jan-21**

Distance -



**107/18 Grosvenor Street
Abbotsford VIC 3067**

2 1 1

Sold Price **\$435,000** Sold Date **06-Apr-21**

Distance -



**612/11 Flockhart Street Abbotsford
VIC 3067**

2 1 1

Sold Price **\$443,000** Sold Date **23-Feb-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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