

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

Unit 2/11 Sharmrock Street, Abbotsford VIC 3067

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$450,000

Median sale price

Median price

\$568,000

House

Unit

X

Suburb

Abbotsford

Period - From

01/04/2018

to

30/06/2018

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	14/46-50 Baker St RICHMOND 3121	\$455,000	05/05/2018
2	12/8 Grosvenor St ABBOTSFORD 3067	\$440,000	30/05/2018
3	BG12/8 Grosvenor St ABBOTSFORD 3067	\$440,000	02/06/2018

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.~~

Unit 2/11 Sharmrock Street, Abbotsford VIC 3067

BRADYresidential

Spencer Nguyen

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Indicative Selling Price

\$450,000

Median Unit Price

June quarter 2018: \$568,000



Rooms:

Property Type:

Agent Comments

Comparable Properties

14/46-50 Baker St RICHMOND 3121 (REI)

Agent Comments



Price: \$455,000

Method: Auction Sale

Date: 05/05/2018

Rooms: 3

Property Type: Apartment

12/8 Grosvenor St ABBOTSFORD 3067 (VG)

Agent Comments



Price: \$440,000

Method: Sale

Date: 30/05/2018

Rooms: -

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



BG12/8 Grosvenor St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$440,000

Method: Auction Sale

Date: 02/06/2018

Rooms: 3

Property Type: Apartment

Account - Brady Residential | P: 03 9602 3866 | F: 03 9602 2733

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.