

## 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 304/18 Grosvenor Street, Abbotsford Vic 3067

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$370,000 & \$380,000

#### Median sale price

Median price \$570,000 House Unit X Suburb Abbotsford

Period - From 01/04/2018 to 31/03/2019 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	407/37-39 Bosisto St RICHMOND 3121	\$385,000	30/01/2019
2	211/119 Turner St ABBOTSFORD 3067	\$380,000	01/05/2019
3	118/88 Trenerry Cr ABBOTSFORD 3067	\$380,000	20/12/2018

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.

304/18 Grosvenor Street, Abbotsford Vic 3067



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$370,000 - \$380,000  
**Median Unit Price**  
Year ending March 2019: \$570,000

## Comparable Properties



**407/37-39 Bosisto St RICHMOND 3121 (REI/VG)**

**Agent Comments**



**Price:** \$385,000  
**Method:** Private Sale  
**Date:** 30/01/2019  
**Rooms:** 2  
**Property Type:** Apartment



**211/119 Turner St ABBOTSFORD 3067 (REI)**

**Agent Comments**



**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 01/05/2019  
**Rooms:** -  
**Property Type:** Apartment



**118/88 Trenerry Cr ABBOTSFORD 3067 (REI/VG)**

**Agent Comments**



**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 20/12/2018  
**Rooms:** 2  
**Property Type:** Apartment