

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

506/8 Grosvenor Street, Abbotsford Vic 3067

Indicative selling price

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

Range between

\$360,000

&

\$390,000

Median sale price

Median price

\$527,500

Property Type

Unit

Suburb

Abbotsford

Period - From

07/02/2023

to

06/02/2024

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	407/10 Trenerry Cr ABBOTSFORD 3067	\$389,000	24/01/2024
2	508B/609 Victoria St ABBOTSFORD 3067	\$385,000	10/10/2023
3	317/1 Acacia Pl ABBOTSFORD 3067	\$380,000	05/12/2023

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:

07/02/2024 14:40



1 Bed 1 Bath 1 Car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$360,000 - \$390,000

Median Unit Price

07/02/2023 - 06/02/2024: \$527,500

Comparable Properties



407/10 Trenerry Cr ABBOTSFORD 3067 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$389,000

Method: Private Sale

Date: 24/01/2024

Property Type: Apartment



508B/609 Victoria St ABBOTSFORD 3067 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$385,000

Method: Private Sale

Date: 10/10/2023

Property Type: Apartment



317/1 Acacia Pl ABBOTSFORD 3067 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$380,000

Method: Private Sale

Date: 05/12/2023

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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