

# 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 412/8 Grosvenor Street ABBOTSFORD

### Indicative selling price

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

Single price \$\* or range between \$650,000 & \$715,000

### Median sale price

Median price \$608,000 Property type Unit Suburb Abbotsford

Period - From 1 April 2020 to 31 June 2020 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. 15/8 Grosvenor Street Abbotsford	\$660,000	12 Jun 2020
2. 62 Little Charles Street Abbotsford	\$735,000	03 Jul 2020
3. 1003/20 Shamrock Street Abbotsford	\$670,000	30 Jul 2020

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: 5<sup>th</sup> October 2020