

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

515/8 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

\$435,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Feb 2019

to

31 Jan 2020

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

204/5 Flockhart Street Abbotsford VIC 3067	\$390,000	22-Aug-18
224/11 Flockhart Street Abbotsford VIC 3067	\$446,000	26-Jun-19
403C/5 Flockhart Street Abbotsford VIC 3067	\$422,000	08-Nov-18

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: 20 February 2020


204/5 Flockhart Street Abbotsford VIC 3067

Sold Price

\$390,000

Sold Date

22-Aug-18
 2

 1

 2

Distance

-


224/11 Flockhart Street Abbotsford VIC 3067

Sold Price

\$446,000

Sold Date

26-Jun-19
 2

 1

 1

Distance

-


403C/5 Flockhart Street Abbotsford VIC 3067

Sold Price

\$422,000

Sold Date

08-Nov-18
 2

 1

 1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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