

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

223/8 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

or range
between

\$315,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$528,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Aug 2022

to

31 Jul 2023

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

302/30 BURNLEY STREET RICHMOND VIC 3121	\$335,000	10-Jul-23
805B/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$382,000	03-Apr-23
239/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$365,000	07-Mar-23

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: 25 August 2023



302/30 BURNLEY STREET RICHMOND VIC 3121

1 1 1

Sold Price **\$335,000** Sold Date **10-Jul-23**

Distance **0.31km**

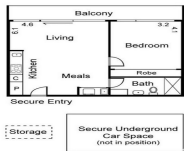


805B/609-615 VICTORIA STREET ABBOTSFORD VIC 3067

1 1 1

Sold Price **\$382,000** Sold Date **03-Apr-23**

Distance **0.1km**



239/20 SHAMROCK STREET ABBOTSFORD VIC 3067

1 1 1

Sold Price **\$365,000** Sold Date **07-Mar-23**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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