

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

1002/8 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,750

Property type

Unit

Suburb

Abbotsford

Period-from

01 May 2023

to

30 Apr 2024

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

411/8 GROSVENOR STREET ABBOTSFORD VIC 3067	\$775,000	09-Jan-24
1011/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$745,000	19-Dec-23
512/1 ACACIA PLACE ABBOTSFORD VIC 3067	\$690,000	29-Mar-24

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: 17 May 2024



**411/8 GROSVENOR STREET
ABBOTSFORD VIC 3067**

 2  2  1

Sold Price **\$775,000** Sold Date **09-Jan-24**

Distance **0km**



**1011/20 SHAMROCK STREET
ABBOTSFORD VIC 3067**

 3  2  2

Sold Price **\$745,000** Sold Date **19-Dec-23**

Distance **0.14km**



**512/1 ACACIA PLACE
ABBOTSFORD VIC 3067**

 2  2  3

Sold Price ^{RS} **\$690,000** ^{UN} Sold Date **29-Mar-24**

Distance **0.63km**

RS = Recent sale UN = Undisclosed Sale

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