

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 707/8 Grosvenor Street, Abbotsford, VIC 3067

Indicative selling price

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

Single Price

\$0

Median sale price

Median price

\$592,500

Property Type

House

Suburb

Abbotsford (3067)

Period - From

31/12/2023

to

01/12/2024

Source

REA

Comparable property sales

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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
415A/609 VICTORIA STREET, ABBOTSFORD VIC 3067	\$685,000	26/11/2024
11 SHAMROCK STREET, ABBOTSFORD VIC 3067	\$638,000	24/06/2024
103B/609 VICTORIA STREET, ABBOTSFORD VIC 3067	\$650,000	17/06/2024

This Statement of Information was prepared on: 09/12/2024