

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

805/8 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

\$440,000

&

\$479,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Oct 2021

to

30 Sep 2022

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

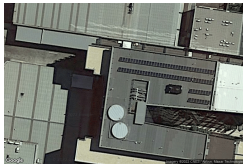
Date of sale

401/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$495,000	16-Jun-22
908/627 VICTORIA STREET ABBOTSFORD VIC 3067	\$485,000	05-May-22

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: 05 October 2022



**401/20 SHAMROCK STREET
ABBOTSFORD VIC 3067**

 2  1  1

Sold Price **\$495,000** Sold Date **16-Jun-22**

Distance **0.14km**



**908/627 VICTORIA STREET
ABBOTSFORD VIC 3067**

 2  1  1

Sold Price **\$485,000** Sold Date **05-May-22**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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