

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

213/8 GROSVENOR STREET, ABBOTSFORD, VIC 3067

Indicative selling price

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

Price Range: \$425,000 to \$430,000

Median sale price

Median price

\$549,550

House

Unit

X

Suburb

ABBOTSFORD

Period

01 July 2016 to 30 June 2017

Source

pricfinder

Comparable property sales

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
909/8 GROSVENOR ST, ABBOTSFORD, VIC 3067	*\$455,000	07/07/2017
103/18 GROSVENOR ST, ABBOTSFORD, VIC 3067	*\$438,000	06/07/2017
309B/8 GROSVENOR ST, ABBOTSFORD, VIC 3067	*\$472,500	03/07/2017