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

306A/8 Grosvenor Street Abbotsford VIC 3067

Indicative selling price

Median

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$390,000	&	\$429,000	
n sale price					

(*Delete house or unit as applicable)

Median Price	\$1,175,000	Prop	Property type		Other	Suburb	Abbotsford
Period-from	01 Mar 2020	to	28 Feb 2	28 Feb 2021 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	
111/11 Flockhart Street Abbotsford VIC 3067	\$410,000	23-Feb-21	
103/8 Grosvenor Street Abbotsford VIC 3067	\$415,000	08-Jan-21	
1/47 Davison Street Richmond VIC 3121	\$420,000	15-Oct-20	

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: 10 March 2021



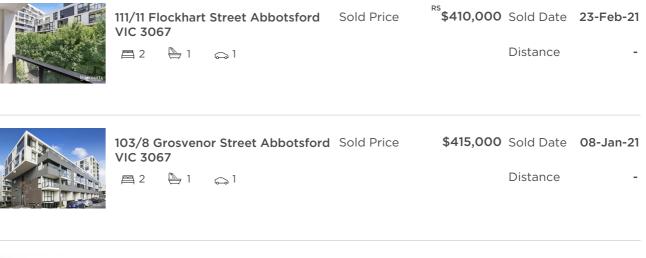
consumer.vic.gov.au



Janssen Heung P 03 9978 7872

- M 0411 659 290
- E ippsop vippg@fpkow

E janssen.xiang@fnkew.com.au



COVID-19 Awardeness PRIVATE INSPECTION POLICY	1/47 Davison Street Richmond VIC 3121			Sold Price	\$420,000	Sold Date	15-Oct-20
Note: No: Note: Note: N		() 1	□ 1			Distance	0.42km
Buyers from Metro Melocume and Mitchell Shire MUST book a private inspection with the agent. Serious buyers only.		-	\sim				
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RS = Recent sale UN = Undisclosed Sale

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