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

602/8 Grosvenor Street, Abbotsford Vic 3067

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$575,000		&		\$630,000			
Median sale p	rice							
Median price	\$608,000	Pro	operty Type	Unit			Suburb	Abbotsford
Period - From	01/04/2020	to	31/03/2021		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	112/88 Trenerry Cr ABBOTSFORD 3067	\$606,000	20/03/2021
2	113/88 Trenerry Cr ABBOTSFORD 3067	\$601,500	14/12/2020
3	230/20 Shamrock St ABBOTSFORD 3067	\$599,000	22/03/2021

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 six months.

This Statement of Information was prepared on:

22/04/2021 09:56



602/8 Grosvenor Street, Abbotsford Vic 3067

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Property Type: Agent Comments

COLLINGS Caleb Pikoulas 0420 747 920 caleb@collings.com.au

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\$575,000 - \$630,000 Median Unit Price Year ending March 2021: \$608,000

Comparable Properties



112/88 Trenerry Cr ABBOTSFORD 3067 (REI) Agent Comments



Price: \$606,000 Method: Auction Sale Date: 20/03/2021 Property Type: Apartment



113/88 Trenerry Cr ABBOTSFORD 3067 (REI/VG)



Agent Comments



Property Type: Apartment



230/20 Shamrock St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$599,000 Method: Private Sale Date: 22/03/2021 Property Type: Apartment

Account - Collings Real Estate | P: 03 9486 2000





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.