

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 consumer.vic.gov.au/underquoting

Range between

\$575,000

&

\$630,000

Median sale price

Median price

\$608,000

Property Type

Unit

Suburb

Abbotsford

Period - From

01/04/2020

to

31/03/2021

Source

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.

	Address 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



Property Type:
Agent Comments

Indicative Selling Price

\$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**



Price: \$601,500
Method: Private Sale
Date: 14/12/2020
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