

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

704/8 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

\$435,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

Abbotsford

Period-from

01 Mar 2023

to

29 Feb 2024

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

503/5 FLOCKHART STREET ABBOTSFORD VIC 3067	\$450,000	06-Dec-23
204/8 GROSVENOR STREET ABBOTSFORD VIC 3067	\$448,000	09-Oct-23
204/18 GROSVENOR STREET ABBOTSFORD VIC 3067	\$440,000	31-Jan-24

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: 26 March 2024



**503/5 FLOCKHART STREET
ABBOTSFORD VIC 3067**

 2  1  1

Sold Price **\$450,000** Sold Date **06-Dec-23**

Distance **0km**



**204/8 GROSVENOR STREET
ABBOTSFORD VIC 3067**

 2  1  1

Sold Price **\$448,000** Sold Date **09-Oct-23**

Distance **0km**



**204/18 GROSVENOR STREET
ABBOTSFORD VIC 3067**

 2  1  1

Sold Price ^{RS} **\$440,000** Sold Date **31-Jan-24**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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