

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

3/18 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

Other

Suburb

Abbotsford

Period-from

01 May 2022

to

30 Apr 2023

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

207/11 FLOCKHART STREET ABBOTSFORD VIC 3067	\$435,000	13-Feb-23
417/11 FLOCKHART STREET ABBOTSFORD VIC 3067	\$450,000	24-Nov-22
306A/8 GROSVENOR STREET ABBOTSFORD VIC 3067	\$426,500	06-Feb-23

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: 16 May 2023



**207/11 FLOCKHART STREET
ABBOTSFORD VIC 3067**

2 1 1

Sold Price **\$435,000** Sold Date **13-Feb-23**

Distance **0km**



**417/11 FLOCKHART STREET
ABBOTSFORD VIC 3067**

2 1 1

Sold Price **\$450,000** Sold Date **24-Nov-22**

Distance **0km**



**306A/8 GROSVENOR STREET
ABBOTSFORD VIC 3067**

2 1 1

Sold Price **\$426,500** Sold Date **06-Feb-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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