

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

220/8 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

\$445,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Jul 2019

to

30 Jun 2020

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

515/8 Grosvenor Street Abbotsford VIC 3067	\$453,000	03-Mar-20
521B/8 Grosvenor Street Abbotsford VIC 3067	\$438,000	21-Feb-20
521/8 Grosvenor Street Abbotsford VIC 3067	\$438,000	18-Feb-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: 11 July 2020



515/8 Grosvenor Street Abbotsford VIC 3067 Sold Price **\$453,000** Sold Date **03-Mar-20**

 2
  1
  1

Distance -



521B/8 Grosvenor Street Abbotsford VIC 3067 Sold Price **\$438,000** Sold Date **21-Feb-20**

 2
  1
  1

Distance -



521/8 Grosvenor Street Abbotsford VIC 3067 Sold Price Sold Date **18-Feb-20**

 2
  1
  1

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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