

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

612/8 Grosvenor Street, Abbotsford Vic 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$370,000 & \$400,000

Median sale price

Median price \$656,750

Property Type Unit

Suburb Abbotsford

Period - From 01/10/2020

to 30/09/2021

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.

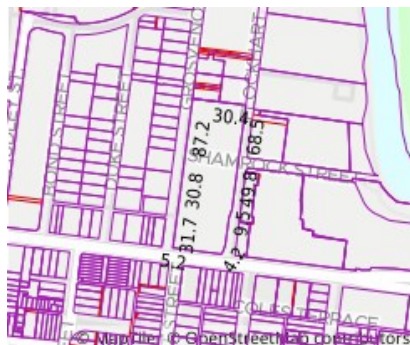
	Address of comparable property	Price	Date of sale
1	1/82 Buckingham St RICHMOND 3121	\$410,000	02/12/2021
2	109/12 Trenerry Cr ABBOTSFORD 3067	\$394,000	18/10/2021
3	13G/6 Acacia Pl ABBOTSFORD 3067	\$371,500	28/10/2021

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:

22/12/2021 11:42



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$370,000 - \$400,000

Median Unit Price

Year ending September 2021: \$656,750

Comparable Properties



1/82 Buckingham St RICHMOND 3121 (REI)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 02/12/2021

Property Type: Apartment



109/12 Trenerry Cr ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$394,000

Method: Private Sale

Date: 18/10/2021

Property Type: Apartment



13G/6 Acacia Pl ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$371,500

Method: Private Sale

Date: 28/10/2021

Rooms: 2

Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177