

# 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

208a/8 Grosvenor Street, Abbotsford Vic 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$449,000

### Median sale price

Median price \$692,500

Property Type Unit

Suburb Abbotsford

Period - From 01/01/2021

to 31/12/2021

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	115/11 Flockhart St ABBOTSFORD 3067	\$481,000	04/11/2021
2	515/11 Flockhart St ABBOTSFORD 3067	\$460,000	11/11/2021
3	317/8 Grosvenor St ABBOTSFORD 3067	\$445,000	27/01/2022

**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:

09/03/2022 06:56



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$449,000

**Median Unit Price**

Year ending December 2021: \$692,500

## Comparable Properties



**115/11 Flockhart St ABBOTSFORD 3067 (REI/VG)**

Agent Comments

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**Price:** \$481,000

**Method:** Private Sale

**Date:** 04/11/2021

**Property Type:** Apartment



**515/11 Flockhart St ABBOTSFORD 3067 (REI/VG)**

Agent Comments

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**Price:** \$460,000

**Method:** Private Sale

**Date:** 11/11/2021

**Property Type:** Apartment

**317/8 Grosvenor St ABBOTSFORD 3067 (VG)**

Agent Comments

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**Price:** \$445,000

**Method:** Sale

**Date:** 27/01/2022

**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit

Account - Biggin & Scott | P: 03 9429 9177