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

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For the	meaning	of this	price s	see cons	umer.vic.	.dov.au/	undera	uotina
		••••••	p				a	

Single price \$449,000

Median sale price

Median price	\$692,500	Pro	perty Type Uni	t		Suburb	Abbotsford
Period - From	01/01/2021	to	31/12/2021	So	urce	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.

Add	dress 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









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)



Price: \$481,000 Method: Private Sale Date: 04/11/2021 Property Type: Apartment Agent Comments



515/11 Flockhart St ABBOTSFORD 3067 (REI/VG) Agent Comments



Price: \$460,000 Method: Private Sale Date: 11/11/2021 Property Type: Apartment

317/8 Grosvenor St ABBOTSFORD 3067 (VG) Agent Comments



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



propertydata

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