

#### 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	201a/8 Grosvenor Street, Abbotsford Vic 3067
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$400,000	&	\$440,000

#### Median sale price

Median price	\$557,500	Hou	se	Unit	Х	Suburb	Abbotsford
Period - From	01/04/2017	to	30/06/2017		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.

Add	dress of comparable property	Price	Date of sale
1	503/486 Victoria St RICHMOND 3121	\$410,000	29/03/2017
2	1/8 Grosvenor St ABBOTSFORD 3067	\$431,000	02/07/2017
3	E612/601 Victoria St ABBOTSFORD 3067	\$439,000	07/08/2017

#### 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.





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Rooms: 4

Property Type: Apartment Agent Comments

**Indicative Selling Price** \$400,000 - \$440,000 **Median Unit Price** June quarter 2017: \$557,500

## Comparable Properties



503/486 Victoria St RICHMOND 3121 (REI/VG)

**-**2

Price: \$410,000 Method: Private Sale Date: 29/03/2017

Rooms: 3

Property Type: Apartment



1/8 Grosvenor St ABBOTSFORD 3067 (REI)

**1** 2



Price: \$431,000 Method: Private Sale

Rooms: 3

Date: 02/07/2017

Property Type: Apartment



E612/601 Victoria St ABBOTSFORD 3067 (REI) Agent Comments

**-** 2



Price: \$439,000 Method: Private Sale Date: 07/08/2017

Rooms: 3

Property Type: Apartment

Account - hockingstuart | P: 03 9421 7100 | F: 03 9421 7180





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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**Agent Comments** 

Agent Comments