

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

201a/8 Grosvenor Street, Abbotsford Vic 3067

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000

&

\$440,000

Median sale price

Median price \$557,500

House

Unit

X

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.

	Address 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.



2
 1
 1

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) Agent Comments

2
 1
 -

Price: \$410,000

Method: Private Sale

Date: 29/03/2017

Rooms: 3

Property Type: Apartment



1/8 Grosvenor St ABBOTSFORD 3067 (REI) Agent Comments

2
 1
 1

Price: \$431,000

Method: Private Sale

Date: 02/07/2017

Rooms: 3

Property Type: Apartment



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

2
 1
 1

Price: \$439,000

Method: Private Sale

Date: 07/08/2017

Rooms: 3

Property Type: Apartment