

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

601/8 Grosvenor Street Abbotsford VIC 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$615,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 6 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

510/14 David Street Richmond VIC 3121	\$640,000	15-Nov-19
503/71 Abinger Street Richmond VIC 3121	\$690,000	11-Dec-19
116/125 Turner Street Abbotsford VIC 3067	\$660,000	25-Nov-19

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 6 months.~~

This Statement of Information was prepared on: 28 January 2020



510/14 David Street Richmond VIC 3121

2 2 1

Sold Price

\$640,000

Sold Date

15-Nov-19

Distance

0.65km



503/71 Abinger Street Richmond VIC 3121

2 2 1

Sold Price

^{RS} **\$690,000**

Sold Date

11-Dec-19

Distance

1.09km



116/125 Turner Street Abbotsford VIC 3067

2 2 1

Sold Price

\$660,000

Sold Date

25-Nov-19

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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