

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

222/8 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Nov 2023

to

31 Oct 2024

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

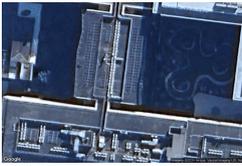
117/11 SHAMROCK STREET ABBOTSFORD VIC 3067	\$638,000	14-Jun-24
103B/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$650,000	17-Jun-24
216/11 DAVID STREET RICHMOND VIC 3121	\$640,000	28-Aug-24

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: 08 November 2024

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**117/11 SHAMROCK STREET
ABBOTSFORD VIC 3067**

 2  2  1

Sold Price **\$638,000** Sold Date **14-Jun-24**

Distance **0.1km**



**103B/609-615 VICTORIA STREET
ABBOTSFORD VIC 3067**

 2  2  1

Sold Price **\$650,000** Sold Date **17-Jun-24**

Distance **0.1km**



**216/11 DAVID STREET RICHMOND
VIC 3121**

 2  2  1

Sold Price **\$640,000** Sold Date **28-Aug-24**

Distance **0.65km**

RS = Recent sale UN = Undisclosed Sale

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