

## 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 price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$390,000

#### Median sale price

Median price \$568,000

House

Unit

X

Suburb

Abbotsford

Period - From 01/04/2018

to 30/06/2018

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	206/11 Flockhart St ABBOTSFORD 3067	\$411,000	30/04/2018
2	E511/11 Flockhart St ABBOTSFORD 3067	\$410,000	21/03/2018
3	EG18/11 Flockhart St ABBOTSFORD 3067	\$395,000	26/03/2018

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   0

**Rooms:** 3

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**206/11 Flockhart St ABBOTSFORD 3067**  
(REI/VG)

Agent Comments

2   1   1

**Price:** \$411,000

**Method:** Private Sale

**Date:** 30/04/2018

**Rooms:** -

**Property Type:** Apartment



**E511/11 Flockhart St ABBOTSFORD 3067**  
(REI)

Agent Comments

2   1   1

**Price:** \$410,000

**Method:** Private Sale

**Date:** 21/03/2018

**Rooms:** 3

**Property Type:** Apartment



**EG18/11 Flockhart St ABBOTSFORD 3067**  
(REI)

Agent Comments

2   1   -

**Price:** \$395,000

**Method:** Private Sale

**Date:** 26/03/2018

**Rooms:** 3

**Property Type:** Apartment