# hockingstuart

Lauren Clingan 9421 7100 0412 195 542

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#### 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

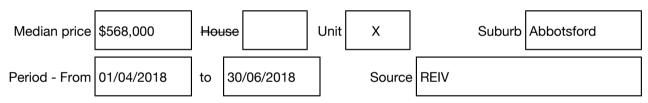
201a/8 Grosvenor Street, Abbotsford Vic 3067

#### Indicative selling price

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

Single price \$390,000

#### Median sale price



#### 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.

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

propertydata

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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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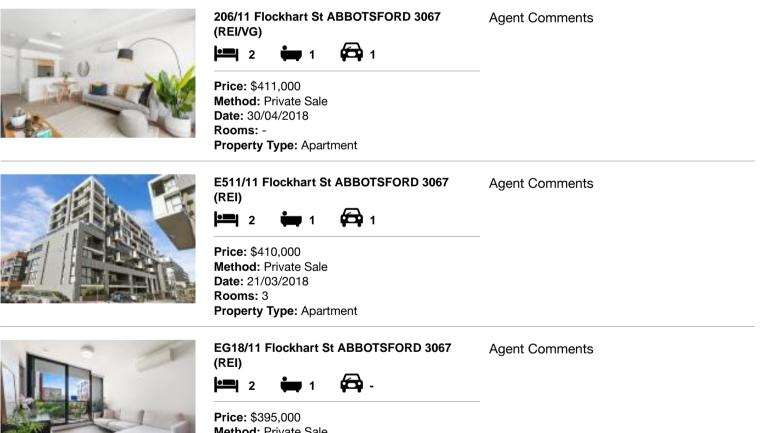




Rooms: 3 Property Type: Apartment Agent Comments Lauren Clingan 9421 7100 0412 195 542 Iclingan@hockingstuart.com.au

> Indicative Selling Price \$390,000 Median Unit Price June quarter 2018: \$568,000

### **Comparable Properties**



Price: \$395,000 Method: Private Sale Date: 26/03/2018 Rooms: 3 Property Type: Apartment

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