

## 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 \$405,000

#### Median sale price

Median price \$531,995

House

Unit

X

Suburb

Abbotsford

Period - From

01/10/2016

to

30/09/2017

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	205A/8 Grosvenor St ABBOTSFORD 3067	\$420,000	05/06/2017
3	811/8 Grosvenor St ABBOTSFORD 3067	\$427,000	19/05/2017

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   0

**Rooms:** 3  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$405,000

**Median Unit Price**

Year ending September 2017: \$531,995

## 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

**205A/8 Grosvenor St ABBOTSFORD 3067 (VG)**   Agent Comments

2   -   -

**Price:** \$420,000  
**Method:** Sale  
**Date:** 05/06/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

In my professional opinion, I feel the asking price for 201 is less than apartment no. 205 as this one includes a car space.

**811/8 Grosvenor St ABBOTSFORD 3067 (VG)**   Agent Comments

2   -   -

**Price:** \$427,000  
**Method:** Sale  
**Date:** 19/05/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat

In my professional opinion, I feel the asking price for 201 is less than apartment no. 811 as this one includes a car space and is in a more desirable position in the complex.