

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

607/20 SHAMROCK 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

\$485,000

&

\$533,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Feb 2022

to

31 Jan 2023

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

925/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$530,000	17-Oct-22
610/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$490,000	09-Nov-22
236/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$530,000	26-Aug-22

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: 21 February 2023


**925/20 SHAMROCK STREET
ABBOTSFORD VIC 3067**
 2
 2
 1

Sold Price

^{RS}
\$530,000

Sold Date

17-Oct-22

Distance

0km

**610/20 SHAMROCK STREET
ABBOTSFORD VIC 3067**
 2
 2
 1

Sold Price

\$490,000

Sold Date

09-Nov-22

Distance

0km

**236/20 SHAMROCK STREET
ABBOTSFORD VIC 3067**
 2
 2
 1

Sold Price

\$530,000

Sold Date

26-Aug-22

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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