

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

708/11 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Oct 2021

to

30 Sep 2022

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

1/20 BURNLEY STREET RICHMOND VIC 3121	\$395,000	27-Jul-22
301/28 BURNLEY STREET RICHMOND VIC 3121	\$390,000	24-May-22
703/6 ACACIA PLACE ABBOTSFORD VIC 3067	\$370,000	16-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.

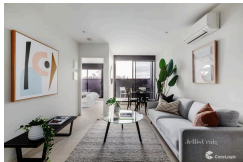
This Statement of Information was prepared on: 31 October 2022



1/20 BURNLEY STREET RICHMOND VIC 3121 Sold Price **\$395,000** Sold Date **27-Jul-22**

1 1 1

Distance **0.25km**



301/28 BURNLEY STREET RICHMOND VIC 3121 Sold Price **\$390,000** Sold Date **24-May-22**

1 1 1

Distance **0.25km**



703/6 ACACIA PLACE ABBOTSFORD VIC 3067 Sold Price **\$370,000** Sold Date **16-Aug-22**

1 1 1

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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