

# 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

1111/20 Shamrock 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

\$795,000

### Median sale price

Median price

\$666,750

Property Type

Unit

Suburb

Abbotsford

Period - From

01/04/2021

to

30/06/2021

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	13/2a Brougham St RICHMOND 3121	\$811,000	10/07/2021
2	515/88 Trenerry Cr ABBOTSFORD 3067	\$787,500	28/06/2021
3	215/88 Trenerry Cr ABBOTSFORD 3067	\$805,000	19/06/2021

**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.~~

This Statement of Information was prepared on:

30/07/2021 16:27

1111/20 Shamrock Street, Abbotsford Vic 3067

Domenic Zanellini

03 9347 1170

0404 878 879

domenic.zanellini@belleproperty.com

**Indicative Selling Price**

\$795,000

**Median Unit Price**

June quarter 2021: \$666,750



 3  2  2

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**13/2a Brougham St RICHMOND 3121 (REI)**

Agent Comments

 2  1  1

**Price:** \$811,000

**Method:** Auction Sale

**Date:** 10/07/2021

**Property Type:** Unit



**515/88 Trenerry Cr ABBOTSFORD 3067 (REI)**

Agent Comments

 2  2  1

**Price:** \$787,500

**Method:** Sold Before Auction

**Date:** 28/06/2021

**Property Type:** Unit

**Land Size:** 95 sqm approx

**215/88 Trenerry Cr ABBOTSFORD 3067 (REI)**

Agent Comments

 2  2  1

**Price:** \$805,000

**Method:** Auction Sale

**Date:** 19/06/2021

**Property Type:** Apartment

**Account** - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161