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

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of the meaning of this	p1100 300	00115011101.v10.gov.u	and guoting

Single price \$795,000

Median sale price

Median price	\$666,750	Pro	perty Type Unit	t		Suburb	Abbotsford
Period - From	01/04/2021	to	30/06/2021	So	urce	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.

Add	lress 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

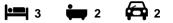
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

30/07/2021 16:27







Property Type: Apartment Agent Comments

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> Indicative Selling Price \$795,000 Median Unit Price June quarter 2021: \$666,750

Comparable Properties



13/2a Brougham St RICHMOND 3121 (REI)



Price: \$811,000 Method: Auction Sale Date: 10/07/2021 Property Type: Unit



515/88 Trenerry Cr ABBOTSFORD 3067 (REI) Agent Comments

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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



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





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.

Agent Comments