

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

713/20 Shamrock Street, Abbotsford Vic 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$555,000

Median sale price

Median price

\$745,000

Property Type

Unit

Suburb

Abbotsford

Period - From

01/07/2021

to

30/09/2021

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	809/615 Victoria St ABBOTSFORD 3067	\$610,000	27/11/2021
2	603B/609 Victoria St ABBOTSFORD 3067	\$590,000	07/10/2021
3	711/20 Shamrock St ABBOTSFORD 3067	\$520,000	23/11/2021

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:

17/01/2022 10:52

713/20 Shamrock Street, Abbotsford Vic 3067

Domenic Zanellini

03 9347 1170

0404 878 879

domenic.zanellini@belleproperty.com

Indicative Selling Price

\$555,000

Median Unit Price

September quarter 2021: \$745,000



 2  2  1

Property Type: Apartment

Land Size: 74 sqm approx

Agent Comments

Comparable Properties



809/615 Victoria St ABBOTSFORD 3067 (REI)

Agent Comments

 2  2  1

Price: \$610,000

Method: Auction Sale

Date: 27/11/2021

Property Type: Apartment

603B/609 Victoria St ABBOTSFORD 3067 (VG)

Agent Comments

 2  -  -

Price: \$590,000

Method: Sale

Date: 07/10/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



711/20 Shamrock St ABBOTSFORD 3067 (REI/VG)

Agent Comments

 2  2  1

Price: \$520,000

Method: Private Sale

Date: 23/11/2021

Property Type: Apartment

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



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