



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 505/20 Shamrock Street, Abbotsford, 3067

Indicative selling price

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

Single price or range between \$620,000.00 & \$650,000.00

Median sale price

Median price \$567,000.00 Property type Unit/Apartment Suburb ABBOTSFORD
Period - From Jan 2022 to Mar 2022 Source REIV

Comparable property sales

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
611/20 Burnley St RICHMOND 3121	\$640,000.00	22/01/2022
522/253 Bridge Rd RICHMOND 3121	\$630,000.00	1/06/2022
121/253 Bridge Rd RICHMOND 3121	\$630,000.00	3/05/2022

This Statement of Information was prepared on: Thursday 16th June 2022