

# 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

719/20 Shamrock Street, Abbotsford Vic 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$450,000

### Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

Abbotsford

Period - From

23/02/2022

to

22/02/2023

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	409/8 Grosvenor St ABBOTSFORD 3067	\$428,880	20/01/2023
2	306A/8 Grosvenor St ABBOTSFORD 3067	\$426,500	06/02/2023
3	310/20 Shamrock St ABBOTSFORD 3067	\$360,000	10/02/2023

**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:

23/02/2023 17:42



 2
  1
  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$450,000

**Median Unit Price**

23/02/2022 - 22/02/2023: \$500,000

## Comparable Properties



**409/8 Grosvenor St ABBOTSFORD 3067 (REI/VG)**

Agent Comments

 2
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**Price:** \$428,880

**Method:** Private Sale

**Date:** 20/01/2023

**Property Type:** Apartment



**306A/8 Grosvenor St ABBOTSFORD 3067 (REI)**

Agent Comments

 2
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  1

**Price:** \$426,500

**Method:** Private Sale

**Date:** 06/02/2023

**Property Type:** Apartment



**310/20 Shamrock St ABBOTSFORD 3067 (REI)** Agent Comments

 2
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**Price:** \$360,000

**Method:** Private Sale

**Date:** 10/02/2023

**Property Type:** Apartment

**Account - Barry Plant** | P: 03 9842 8888