

# 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

713/11 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)

Range between

\$315,000

&

\$345,000

### Median sale price

Median price

\$542,500

Property Type

Unit

Suburb

Abbotsford

Period - From

01/04/2022

to

30/06/2022

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.

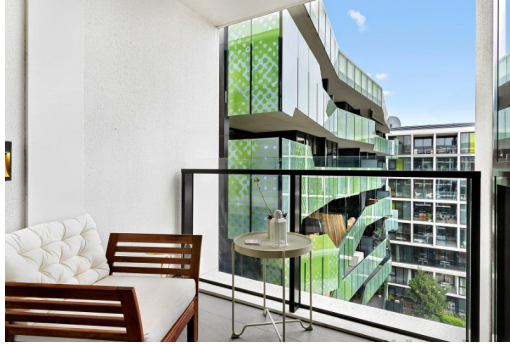
	Address of comparable property	Price	Date of sale
1	516a/609 Victoria St ABBOTSFORD 3067	\$340,000	23/05/2022
2	7/7-9 Davison St RICHMOND 3121	\$340,000	31/03/2022
3	106/8 Grosvenor St ABBOTSFORD 3067	\$320,000	24/04/2022

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:

20/09/2022 12:11



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**Property Type:** Strata Unit/Flat

**Land Size:** 49 sqm approx

Agent Comments

**Indicative Selling Price**

\$315,000 - \$345,000

**Median Unit Price**

June quarter 2022: \$542,500

## Comparable Properties



**516a/609 Victoria St ABBOTSFORD 3067**  
(REI/VG)

Agent Comments

1 1 1

**Price:** \$340,000

**Method:** Private Sale

**Date:** 23/05/2022

**Property Type:** Apartment



**7/7-9 Davison St RICHMOND 3121 (REI)**

Agent Comments

1 1 1

**Price:** \$340,000

**Method:** Private Sale

**Date:** 31/03/2022

**Property Type:** Apartment



**106/8 Grosvenor St ABBOTSFORD 3067**  
(REI/VG)

Agent Comments

1 1 -

**Price:** \$320,000

**Method:** Private Sale

**Date:** 24/04/2022

**Property Type:** Apartment