

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

601/20 Shamrock Street, Abbotsford Vic 3067

Indicative selling price

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

Single price

\$429,000

Median sale price

Median price

\$515,000

Property Type

Unit

Suburb

Abbotsford

Period - From

01/04/2022

to

31/03/2023

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	707/20 Shamrock St ABBOTSFORD 3067	\$480,000	16/04/2023
2	211/11 Shamrock St ABBOTSFORD 3067	\$445,000	26/11/2022
3	207/11 Flockhart St ABBOTSFORD 3067	\$435,000	13/02/2023

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:

24/05/2023 14:32



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$429,000

Median Unit Price

Year ending March 2023: \$515,000

Comparable Properties



707/20 Shamrock St ABBOTSFORD 3067 (REI) **Agent Comments**

2 2 1

Price: \$480,000

Method: Private Sale

Date: 16/04/2023

Property Type: Apartment

211/11 Shamrock St ABBOTSFORD 3067 (REI) **Agent Comments**

2 1 1

Price: \$445,000

Method: Private Sale

Date: 26/11/2022

Property Type: Unit

207/11 Flockhart St ABBOTSFORD 3067 (VG) **Agent Comments**

2 - -

Price: \$435,000

Method: Sale

Date: 13/02/2023

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

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