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

202C/11 Shamrock Street, Abbotsford Vic 3067

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$515,000		&		\$560,000			
Median sale pr	rice							
Median price	\$509,000	Pro	operty Type	Unit			Suburb	Abbotsford
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	C502/5 Flockhart St ABBOTSFORD 3067	\$545,000	26/07/2024
2	416/8 Grosvenor St ABBOTSFORD 3067	\$530,000	27/06/2024
3	204/11 Shamrock St ABBOTSFORD 3067	\$532,000	29/04/2024

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:

03/10/2024 13:41



McGrath





Property Type: Apartment Agent Comments

Joo Ming (JM) Lim 03 9889 8800 0476 784 585 joominglim@mcgrath.com.au

Indicative Selling Price \$515,000 - \$560,000 Median Unit Price Year ending June 2024: \$509,000

Comparable Properties



C502/5 Flockhart St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$545,000 Method: Private Sale Date: 26/07/2024 Property Type: Apartment



416/8 Grosvenor St ABBOTSFORD 3067 (REI/VG) Agent Comments



Price: \$530,000 Method: Private Sale Date: 27/06/2024 Property Type: Apartment



204/11 Shamrock St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$532,000 Method: Private Sale Date: 29/04/2024 Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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