

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 consumer.vic.gov.au/underquoting

Range between \$515,000 & \$560,000

Median sale price

Median price \$509,000 Property Type Unit Suburb Abbotsford

Period - From 01/07/2023 to 30/06/2024 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	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.~~

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Indicative Selling Price

\$515,000 - \$560,000

Median Unit Price

Year ending June 2024: \$509,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



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

2 2 1

Price: \$545,000

Method: Private Sale

Date: 26/07/2024

Property Type: Apartment



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

2 2 1

Price: \$530,000

Method: Private Sale

Date: 27/06/2024

Property Type: Apartment



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

2 2 1

Price: \$532,000

Method: Private Sale

Date: 29/04/2024

Property Type: Apartment

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