

## 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

830/20 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$290,000

&

\$310,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$527,750

Property type

Unit

Suburb

Abbotsford

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 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

216/11 SHAMROCK STREET ABBOTSFORD VIC 3067	\$305,000	01-Apr-23
304/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$291,000	15-Mar-24
213/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$310,000	23-Jan-24

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 6 months.

This Statement of Information was prepared on: 21 May 2024



**216/11 SHAMROCK STREET  
ABBOTSFORD VIC 3067**

1 1 -

Sold Price **\$305,000** Sold Date **01-Apr-23**

Distance **0.1km**



**304/20 SHAMROCK STREET  
ABBOTSFORD VIC 3067**

1 1 -

Sold Price **\$291,000** Sold Date **15-Mar-24**

Distance **0km**



**213/20 SHAMROCK STREET  
ABBOTSFORD VIC 3067**

1 1 -

Sold Price **\$310,000** Sold Date **23-Jan-24**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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