

## 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](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$527,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Apr 2023

to

31 Mar 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

514/11 FLOCKHART STREET ABBOTSFORD VIC 3067	\$315,000	10-Jan-24
213/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$310,000	23-Jan-24
304/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$291,000	15-Mar-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: 22 April 2024



**514/11 FLOCKHART STREET  
ABBOTSFORD VIC 3067**

1 1 -

Sold Price

**\$315,000**

Sold Date

**10-Jan-24**

Distance

**0.14km**



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

1 1 -

Sold Price

**\$310,000**

Sold Date

**23-Jan-24**

Distance

**0.04km**



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

1 1 -

Sold Price

**\$291,000**

Sold Date

**15-Mar-24**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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