

## 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

804/11 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

\$370,000

&

\$395,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$514,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Aug 2023

to

31 Jul 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

212/11 SHAMROCK STREET ABBOTSFORD VIC 3067	\$360,000	12-Mar-24
513A/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$380,000	23-Apr-24
609B/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$385,000	04-Apr-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: 29 August 2024



**212/11 SHAMROCK STREET  
 ABBOTSFORD VIC 3067**

 1  1  -

Sold Price **\$360,000** Sold Date **12-Mar-24**

Distance **0km**



**513A/609-615 VICTORIA STREET  
 ABBOTSFORD VIC 3067**

 1  1  1

Sold Price **\$380,000** Sold Date **23-Apr-24**

Distance **0km**



**609B/609-615 VICTORIA STREET  
 ABBOTSFORD VIC 3067**

 1  1  1

Sold Price **\$385,000** Sold Date **04-Apr-24**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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