

# 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 1003/20 Shamrock Street, Abbotsford VIC 367

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$740,000 & \$814,000

### Median sale price

Median price \$533,750

Property type Unit

Suburb Abbotsford

Period - From 26/05/2019 to 25/05/2020 Source REIV

### Comparable property sales

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 6/14 Burnley St RICHMOND 3121	\$785,000	02/03/2020
2 805/4 Acacia Pl ABBOTSFORD 3121	\$741,500	10/02/2020
3 105/20 Shamrock St ABBOTSFORD 3121	\$730,000	13/12/2019

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: 26/05/2020 15:21