

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

925/20 SHAMROCK STREET ABBOTSFORD VIC 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Sep 2021

to

31 Aug 2022

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

308C/11 SHAMROCK STREET ABBOTSFORD VIC 3067	\$520,000	26-Apr-22
702A/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$535,000	25-Mar-22

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: 12 September 2022

**308C/11 SHAMROCK STREET
ABBOTSFORD VIC 3067** 2  2  1

Sold Price

\$520,000

Sold Date

26-Apr-22

Distance

0.1km**702A/609-615 VICTORIA STREET
ABBOTSFORD VIC 3067** 2  2  1

Sold Price

\$535,000

Sold Date

25-Mar-22

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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