

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

2/20 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Mar 2022

to

28 Feb 2023

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

401/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$495,000	16-Jun-22
224/11 FLOCKHART STREET ABBOTSFORD VIC 3067	\$480,000	15-Jan-22
4/24 BENNETT STREET RICHMOND VIC 3121	\$473,500	11-Nov-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: 29 March 2023



**401/20 SHAMROCK STREET
ABBOTSFORD VIC 3067**

2 1 1

Sold Price **\$495,000** Sold Date **16-Jun-22**

Distance **0km**



**224/11 FLOCKHART STREET
ABBOTSFORD VIC 3067**

2 1 1

Sold Price **\$480,000** Sold Date **15-Jan-22**

Distance **0.14km**



**4/24 BENNETT STREET RICHMOND
VIC 3121**

2 1 1

Sold Price **\$473,500** Sold Date **11-Nov-22**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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