

Statement of Information



Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 906/20 Shamrock St, 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)

Range Between \$519,000 & \$559,000

Median sale price

(*Delete house or unit as applicable)

Median price \$610,000

*Unit X

Suburb Abbotsford

Period - From 01/01/2019 to 31/03/2019

Source REIV

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 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) 5/88 Richmond Tce RICHMOND 3121	\$580,000	13/04/2019
2) 406/10 Burnley St RICHMOND 3121	\$577,000	05/04/2019
3) 508/120 Palmer St RICHMOND 3121	\$560,000	25/04/2019

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.~~