

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

104/11 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

\$520,000

&

\$572,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$509,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Feb 2024

to

31 Jan 2025

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

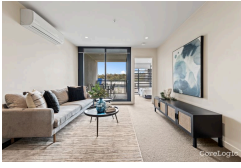
Date of sale

202C/11 SHAMROCK STREET ABBOTSFORD VIC 3067	555000	19-Oct-24
708/1 ACACIA PLACE ABBOTSFORD VIC 3067	520000	16-Sep-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: 12 February 2025



**202C/11 SHAMROCK STREET
 ABBOTSFORD VIC 3067**

2 2 1

Sold Price

^{RS} **555000**

Sold Date **19-Oct-24**

Distance -



**708/1 ACACIA PLACE
 ABBOTSFORD VIC 3067**

2 2 1

Sold Price

520000

Sold Date **16-Sep-24**

Distance **0.56km**

RS = Recent sale **UN** = Undisclosed Sale

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