

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

512/20 Shamrock Street, Abbotsford Vic 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$440,000

Median sale price

Median price

\$630,000

House

Unit

X

Suburb

Abbotsford

Period - From

01/10/2018

to

31/12/2018

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	924/20 Shamrock St ABBOTSFORD 3067	\$541,000	04/10/2018
2	720/20 Shamrock St ABBOTSFORD 3067	\$520,000	18/12/2018
3	2/11 Shamrock St ABBOTSFORD 3067	\$420,000	11/12/2018

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$440,000

Median Unit Price
 December quarter 2018: \$630,000

Comparable Properties



924/20 Shamrock St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$541,000
Method: Private Sale
Date: 04/10/2018
Rooms: 3
Property Type: Apartment



720/20 Shamrock St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$520,000
Method: Private Sale
Date: 18/12/2018
Rooms: 3
Property Type: Apartment



2/11 Shamrock St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$420,000
Method: Private Sale
Date: 11/12/2018
Rooms: 3
Property Type: Apartment