

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

918/20 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$526,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Aug 2022

to

31 Jul 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

806/615 VICTORIA STREET ABBOTSFORD VIC 3067	\$480,000	21-Jul-23
705/11 FLOCKHART STREET ABBOTSFORD VIC 3067	\$475,000	10-Feb-23
207/11 FLOCKHART STREET ABBOTSFORD VIC 3067	\$435,000	13-Feb-23

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: 08 August 2023



**806/615 VICTORIA STREET
ABBOTSFORD VIC 3067**

2 1 1

Sold Price

^{RS}

\$480,000

Sold Date

21-Jul-23

Distance

0.1km



**705/11 FLOCKHART STREET
ABBOTSFORD VIC 3067**

2 1 1

Sold Price

\$475,000

Sold Date

10-Feb-23

Distance

0.14km



**207/11 FLOCKHART STREET
ABBOTSFORD VIC 3067**

2 1 1

Sold Price

\$435,000

Sold Date

13-Feb-23

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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