

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

311/20 Shamrock Street, Abbotsford Vic 3067

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$616,000

Property Type

Unit

Suburb

Abbotsford

Period - From

01/10/2020

to

31/12/2020

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	218/8 Garfield St RICHMOND 3121	\$355,000	25/10/2020
2	322/11 Flockhart St ABBOTSFORD 3067	\$350,000	19/12/2020
3	123/125 Turner St ABBOTSFORD 3067	\$341,500	13/10/2020

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.~~

This Statement of Information was prepared on:

16/03/2021 13:24



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$350,000

Median Unit Price
December quarter 2020: \$616,000

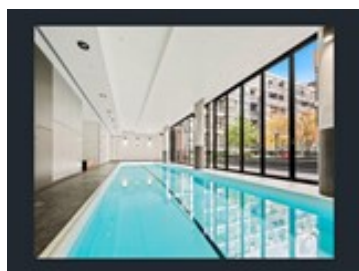
Comparable Properties

218/8 Garfield St RICHMOND 3121 (VG)

Agent Comments



Price: \$355,000
Method: Sale
Date: 25/10/2020
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



322/11 Flockhart St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 19/12/2020
Property Type: Apartment

123/125 Turner St ABBOTSFORD 3067 (VG)

Agent Comments



Price: \$341,500
Method: Sale
Date: 13/10/2020
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit