

# 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 512/11 Shamrock Street, Abbotsford Vic 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$280,000 & \$300,000

### Median sale price

Median price \$531,250 Property Type Unit Suburb Abbotsford

Period - From 26/02/2023 to 25/02/2024 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	213/20 Shamrock St ABBOTSFORD 3067	\$310,000	23/01/2024
2	714/11 Shamrock St ABBOTSFORD 3067	\$295,000	21/11/2023
3	729/20 Shamrock St ABBOTSFORD 3067	\$280,000	17/10/2023

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: 26/02/2024 12:26



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$280,000 - \$300,000

**Median Unit Price**

26/02/2023 - 25/02/2024: \$531,250

OC1 - approx. \$1105/year

OC2 - approx. \$2270/year

Council rate - approx. \$675/year

## Comparable Properties



**213/20 Shamrock St ABBOTSFORD 3067 (REI)** **Agent Comments**

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**Price:** \$310,000

**Method:** Private Sale

**Date:** 23/01/2024

**Property Type:** Apartment



**714/11 Shamrock St ABBOTSFORD 3067 (REI/VG)** **Agent Comments**

1 1 -

**Price:** \$295,000

**Method:** Private Sale

**Date:** 21/11/2023

**Property Type:** Apartment

**Land Size:** 55 sqm approx



**729/20 Shamrock St ABBOTSFORD 3067 (REI/VG)** **Agent Comments**

1 1 -

**Price:** \$280,000

**Method:** Private Sale

**Date:** 17/10/2023

**Property Type:** Apartment