## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 512/11 Shamrock Street, Abbotsford Vic 3067

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$280,000		&		\$300,000					
Median sale pi	rice									
Median price	\$531,250	Pro	operty Type	Unit			Suburb	Abbotsford		
Period - From	26/02/2023	to	25/02/2024		So	urce	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.

Ad	dress 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









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



Price: \$310,000 Method: Private Sale Date: 23/01/2024 Property Type: Apartment



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

Agent Comments





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)



Price: \$280,000 Method: Private Sale Date: 17/10/2023 Property Type: Apartment

#### Account - The One Real Estate (AU) | P: 03 7007 5707



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