

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

927/20 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Apr 2020

to

31 Mar 2021

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

106/20 Shamrock Street Abbotsford VIC 3067	\$545,000	11-Dec-19
229/20 Shamrock Street Abbotsford VIC 3067	\$609,000	31-Oct-20
627/20 Shamrock Street Abbotsford VIC 3067	\$610,000	10-Aug-20

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: 28 April 2021



**106/20 Shamrock Street
Abbotsford VIC 3067**

 2  1  1

Sold Price **\$545,000** Sold Date **11-Dec-19**

Distance -



**229/20 Shamrock Street
Abbotsford VIC 3067**

 2  2  1

Sold Price **\$609,000** Sold Date **31-Oct-20**

Distance -



**627/20 Shamrock Street
Abbotsford VIC 3067**

 2  2  1

Sold Price **\$610,000** Sold Date **10-Aug-20**

Distance -

RS = Recent sale UN = Undisclosed Sale

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