

# 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 304/20 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)

Price Range

\$300,000

&

\$320,000

### Median sale price

Median price

\$454,000

Property Type

Apartment

Suburb

Abbotsford (3067)

Period - From

14/01/2023

to

14/01/2024

Source

[www.propertydata.com.au](http://www.propertydata.com.au)

### Comparable property sales

A

These are two 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

214/20 SHAMROCK STREET, ABBOTSFORD VIC 3067

\$300,000

04/06/2022

322/20 SHAMROCK STREET, ABBOTSFORD VIC 3067

\$320,000

07/06/2021

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: 14/01/2024