

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

605/20 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

\$685,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,750

Property type

Unit

Suburb

Abbotsford

Period-from

01 May 2023

to

30 Apr 2024

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

804/6 ACACIA PLACE ABBOTSFORD VIC 3067	\$680,000	22-Mar-24
113/4 ACACIA PLACE ABBOTSFORD VIC 3067	\$645,000	06-May-24
411/8 GROSVENOR STREET ABBOTSFORD VIC 3067	\$775,000	09-Jan-24

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: 20 May 2024

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**804/6 ACACIA PLACE
ABBOTSFORD VIC 3067**

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Sold Price ^{RS} **\$680,000** ^{UN} Sold Date **22-Mar-24**

Distance **0.58km**



**113/4 ACACIA PLACE
ABBOTSFORD VIC 3067**

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Sold Price ^{RS} **\$645,000** Sold Date **06-May-24**

Distance **0.58km**



**411/8 GROSVENOR STREET
ABBOTSFORD VIC 3067**

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Sold Price **\$775,000** Sold Date **09-Jan-24**

Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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