

## 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

603/20 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$514,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Aug 2023

to

31 Jul 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

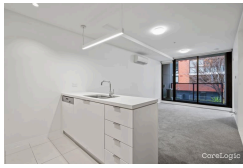
Date of sale

8 GROSVENOR STREET ABBOTSFORD VIC 3067	\$440,000	27-Jun-24
408/8 GROSVENOR STREET ABBOTSFORD VIC 3067	\$440,000	29-May-24
412/11 FLOCKHART STREET ABBOTSFORD VIC 3067	\$435,000	15-Mar-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 August 2024



### 8 GROSVENOR STREET ABBOTSFORD VIC 3067

2 1 1

Sold Price <sup>RS</sup> **\$440,000** Sold Date **27-Jun-24**

Distance **0.15km**



### 408/8 GROSVENOR STREET ABBOTSFORD VIC 3067

2 1 1

Sold Price **\$440,000** Sold Date **29-May-24**

Distance **0.14km**



### 412/11 FLOCKHART STREET ABBOTSFORD VIC 3067

2 1 1

Sold Price **\$435,000** Sold Date **15-Mar-24**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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