



Statement of Information

Sections 47AF of the Estate Agents Act 1980

219/20 Shamrock Street, Abbotsford

Indicative selling price: \$380,000 - \$418,000

For the meaning of this price, see consumer.vic.gov.au/underquoting

Median sale price \$570,000

Median unit price in Brunswick East from July 2018 to July 2019

Comparable Property Sales

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.

108/11 David St RICHMOND 3121	\$415,000	27/03/2019
206/312 Swan St RICHMOND 3121	\$405,000	07/05/2019
201/8 Grosvenor St ABBOTSFORD 3067	\$395,000	05/06/2019

The Facts

Guaranteed Rent

\$440 p.w

Body Corp

\$2,891.80 p.a

Yield

6.04% p.a

Capital Growth

2.19% p.a

Council Rates

\$840 p.a

Water Rates

\$600 p.a

Internal Size

52 sqm

External Size

6 sqm



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