

## 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

434/20 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)

Single price

\$435,000

#### Median sale price

Median price

\$565,000

House

Unit

X

Suburb

Abbotsford

Period - From

01/07/2018

to

30/06/2019

Source

REIV

#### 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 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
1	110/15 Lithgow St ABBOTSFORD 3067	\$442,500	24/08/2019
2	216/1 Acacia Pl ABBOTSFORD 3067	\$435,000	22/08/2019
3	5/263 Lennox St RICHMOND 3121	\$425,000	24/08/2019

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 six months.



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$435,000

**Median Unit Price**  
 Year ending June 2019: \$565,000

## Comparable Properties



**110/15 Lithgow St ABBOTSFORD 3067 (REI)**

Agent Comments



**Price:** \$442,500  
**Method:** Auction Sale  
**Date:** 24/08/2019  
**Rooms:** -  
**Property Type:** Apartment



**216/1 Acacia Pl ABBOTSFORD 3067 (REI)**

Agent Comments



**Price:** \$435,000  
**Method:** Private Sale  
**Date:** 22/08/2019  
**Rooms:** -  
**Property Type:** Apartment



**5/263 Lennox St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$425,000  
**Method:** Auction Sale  
**Date:** 24/08/2019  
**Rooms:** 2  
**Property Type:** Apartment