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

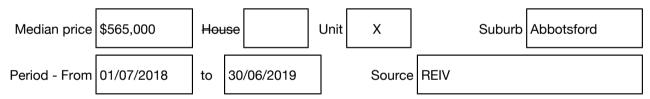
434/20 Shamrock Street, Abbotsford Vic 3067

Indicative selling price

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

Single price \$435,000

Median sale price



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 PI 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.

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



petermarkovic





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 PI 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)



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Agent Comments



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