

## 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

204/11 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

Abbotsford

Period-from

01 Mar 2023

to

29 Feb 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

102A/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$580,000	08-Dec-23
234/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$515,000	23-Jan-24
1108/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$550,000	04-Dec-23

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: 21 March 2024



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**102A/609-615 VICTORIA STREET  
ABBOTSFORD VIC 3067**

2 2 1

Sold Price **\$580,000** Sold Date **08-Dec-23**

Distance **0.05km**



**234/20 SHAMROCK STREET  
ABBOTSFORD VIC 3067**

2 2 1

Sold Price **\$515,000** Sold Date **23-Jan-24**

Distance **0.08km**



**1108/20 SHAMROCK STREET  
ABBOTSFORD VIC 3067**

2 2 1

Sold Price <sup>RS</sup> **\$550,000** <sup>UN</sup> Sold Date **04-Dec-23**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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