

## 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

418/20 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

\$299,950

## Median sale price

Median price \$565,000 House  Unit ☒ Suburb Abbotsford

Period - From 01/07/2018 to 30/06/2019 Source REIV

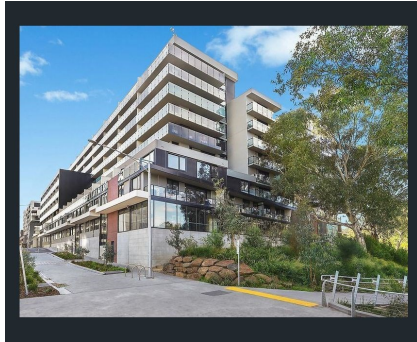
## Comparable property sales (\*Delete A or B below as applicable)

**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	209D/21 Robert St COLLINGWOOD 3066	\$330,000	02/04/2019
2	2/202 Lennox St RICHMOND 3121	\$320,000	28/02/2019
3	1/25-27 Hotham St EAST MELBOURNE 3002	\$275,000	29/04/2019

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:** Strata Unit/Flat

**Land Size:** 55 sqm approx

Agent Comments

## Comparable Properties

209D/21 Robert St COLLINGWOOD 3066 (VG) Agent Comments



**Price:** \$330,000

**Method:** Sale

**Date:** 02/04/2019

**Rooms:** -

**Property Type:** Strata Unit/Flat



2/202 Lennox St RICHMOND 3121 (VG)

Agent Comments



**Price:** \$320,000

**Method:** Sale

**Date:** 28/02/2019

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



1/25-27 Hotham St EAST MELBOURNE 3002 (REI)

Agent Comments



**Price:** \$275,000

**Method:** Private Sale

**Date:** 29/04/2019

**Rooms:** -

**Property Type:** Studio Apartment