

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

405/11 Shamrock Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$600,000

&

\$610,000

Median sale price

Median price \$454,500

House

Unit

X

Suburb

Abbotsford

Period - From 01/01/2018

to

31/03/2018

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	A925/627 Victoria St ABBOTSFORD 3067	\$615,900	11/04/2018
2	610/20 Burnley St RICHMOND 3121	\$615,000	15/12/2017
3	103/1 Dyer St RICHMOND 3121	\$608,000	23/04/2018

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.

405/11 Shamrock Street, Abbotsford Vic 3067



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$610,000
Median Unit Price
March quarter 2018: \$454,500

Comparable Properties

A925/627 Victoria St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$615,900
Method: Private Sale
Date: 11/04/2018
Rooms: -
Property Type: Apartment



610/20 Burnley St RICHMOND 3121 (REI)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 15/12/2017
Rooms: 4
Property Type: Apartment



103/1 Dyer St RICHMOND 3121 (REI)

Agent Comments



Price: \$608,000
Method: Private Sale
Date: 23/04/2018
Rooms: 3
Property Type: Apartment