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	405/11 Shamrock Street, Abbotsford Vic 3067
Including suburb and	
postcode	

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	Hou	Ise	Unit	х	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.

Add	dress 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

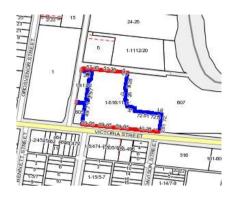
OR

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.





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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 **6**

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Price: \$615.900 Method: Private Sale Date: 11/04/2018

Rooms: -

Property Type: Apartment



610/20 Burnley St RICHMOND 3121 (REI)

Price: \$615,000 Method: Private Sale Date: 15/12/2017

Rooms: 4

Property Type: Apartment



103/1 Dyer St RICHMOND 3121 (REI)

Price: \$608,000 Method: Private Sale Date: 23/04/2018

Rooms: 3

Property Type: Apartment

Agent Comments

Agent Comments

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