

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

211/11 SHAMROCK STREET ABBOTSFORD VIC 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Sep 2021

to

31 Aug 2022

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

6/26 GARDNER STREET RICHMOND VIC 3121	\$465,000	29-Mar-22
5/33 GROVE ROAD HAWTHORN VIC 3122	\$460,000	16-Mar-22
8/77-83 DENHAM STREET HAWTHORN VIC 3122	\$468,999	18-Jul-22

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: 07 September 2022


**6/26 GARDNER STREET
RICHMOND VIC 3121**

2 1 1

Sold Price \$465,000 Sold Date 29-Mar-22
Distance 0.49km

**5/33 GROVE ROAD HAWTHORN
VIC 3122**

2 1 1

Sold Price \$460,000 Sold Date 16-Mar-22
Distance 1.55km

**8/77-83 DENHAM STREET
HAWTHORN VIC 3122**

2 1 1

Sold Price \$468,999 Sold Date 18-Jul-22
Distance 1.67km
RS = Recent sale

UN = Undisclosed Sale

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