

## 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

230/20 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) (\*Delete single price or range as applicable)

Single Price

\$609,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Dec 2019

to

30 Nov 2020

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 229/20 Shamrock Street Abbotsford VIC 3067 | \$609,000 | 09-Nov-20 |
| 627/20 Shamrock Street Abbotsford VIC 3067 | \$610,000 | 10-Aug-20 |
| 820/20 Shamrock Street Abbotsford VIC 3067 | \$521,500 | 04-Sep-20 |

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: 16 December 2020

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**229/20 Shamrock Street  
Abbotsford VIC 3067**

2 2 1

Sold Price <sup>RS</sup> **\$609,000** Sold Date **09-Nov-20**

Distance -



**627/20 Shamrock Street  
Abbotsford VIC 3067**

2 2 1

Sold Price **\$610,000** Sold Date **10-Aug-20**

Distance -



**820/20 Shamrock Street  
Abbotsford VIC 3067**

2 2 1

Sold Price **\$521,500** Sold Date **04-Sep-20**

Distance -

**RS** = Recent sale      **UN** = Undisclosed Sale

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