Dingle Partners

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	C607/11 Shamrock Street, Abbotsford Vic 3067

Indicative selling price

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

Single price	$380,000

Median sale price

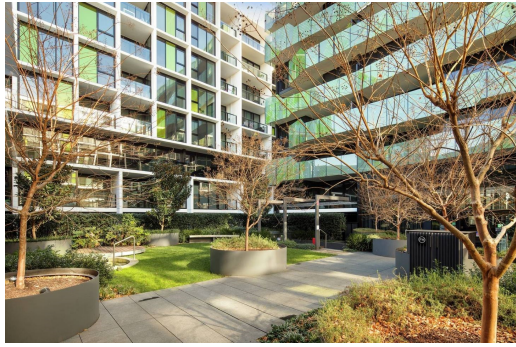| Median price	$568,000	House		Unit	X		Suburb	Abbotsford
Period - From	01/04/2018	to	30/06/2018			Source	REIV	

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	B108/20 Burnley St RICHMOND 3121	$393,500	06/08/2018
2	112/11 Shamrock St ABBOTSFORD 3067	$392,000	06/07/2018
3	102/28 Burnley St RICHMOND 3121	$390,000	26/07/2018

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.~~

REIV   propertydata.com.au

🛏 1   🛁 1   🚗 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
$380,000
Median Unit Price
June quarter 2018: $568,000

Comparable Properties

B108/20 Burnley St RICHMOND 3121 (REI)

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Price: $393,500
Method: Private Sale
Date: 06/08/2018
Rooms: 2
Property Type: Apartment

Agent Comments

112/11 Shamrock St ABBOTSFORD 3067 (REI)

🛏 1   🛁 1   🚗 1

Price: $392,000
Method: Sold Before Auction
Date: 06/07/2018
Rooms: 2
Property Type: Apartment

Agent Comments

102/28 Burnley St RICHMOND 3121 (REI)

🛏 1   🛁 1   🚗 1

Price: $390,000
Method: Sold Before Auction
Date: 26/07/2018
Rooms: 2
Property Type: Apartment

Agent Comments