

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

317/20 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

\$345,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Jan 2020

to

31 Dec 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

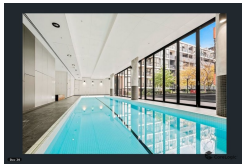
Date of sale

322/11 Flockhart Street Abbotsford VIC 3067	\$350,000	19-Dec-20
3/13 Lambert Street Richmond VIC 3121	\$346,000	17-Nov-20
15/23 Hawthorn Grove Hawthorn VIC 3122	\$336,000	18-Dec-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: 18 January 2021

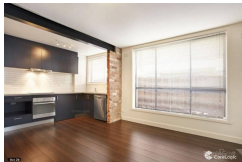


322/11 Flockhart Street Abbotsford VIC 3067

Sold Price ^{RS} **\$350,000** ^{UN} Sold Date **19-Dec-20**

 2  1  -

Distance **0.11km**



3/13 Lambert Street Richmond VIC 3121

Sold Price ^{RS} **\$346,000** Sold Date **17-Nov-20**

 1  1  1

Distance **0.52km**



15/23 Hawthorn Grove Hawthorn VIC 3122

Sold Price ^{RS} **\$336,000** ^{UN} Sold Date **18-Dec-20**

 1  1  1

Distance **2.15km**

RS = Recent sale

UN = Undisclosed Sale

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