

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

104/11 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$509,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Feb 2024

to

31 Jan 2025

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

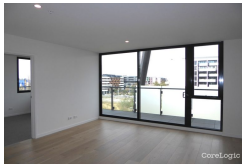
Date of sale

606/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$480,000	13-Jan-25
921/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$502,000	22-Oct-24
202C/11 SHAMROCK STREET ABBOTSFORD VIC 3067	\$555,000	19-Oct-24

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: 27 February 2025



606/20 SHAMROCK STREET ABBOTSFORD VIC 3067

2 2 1

Sold Price **\$480,000** Sold Date **13-Jan-25**

Distance **0.1km**



921/20 SHAMROCK STREET ABBOTSFORD VIC 3067

2 2 1

Sold Price **\$502,000** Sold Date **22-Oct-24**

Distance **0.1km**



202C/11 SHAMROCK STREET ABBOTSFORD VIC 3067

2 2 1

Sold Price ^{RS} **\$555,000** Sold Date **19-Oct-24**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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