## 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

232/20 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	or range between	\$530,000	&	\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$517,250	Prop	rty type Unit		Suburb	Abbotsford	
Period-from	01 Aug 2024	to	31 Jul 2	025	Source		Cotality

#### 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
604B/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$658,000	03-May-25
219/627 VICTORIA STREET ABBOTSFORD VIC 3067	\$645,000	05-Apr-25
222/13 ACACIA PLACE ABBOTSFORD VIC 3067	\$649,000	08-Aug-25

#### 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 August 2025

