

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

229/20 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

\$609,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$541,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Oct 2019

to

30 Sep 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

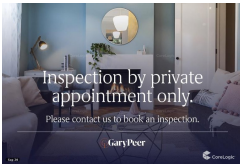
627/20 Shamrock Street Abbotsford VIC 3067	\$610,000	10-Aug-20
919/20 Shamrock Street Abbotsford VIC 3067	\$590,000	10-May-20
15/8 Grosvenor Street Abbotsford VIC 3067	\$660,000	12-Jun-20

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: 12 October 2020

Pieter Speziale
P 93840000
M 0418385288
E pieter.speziale@brunswick.rh.com.au

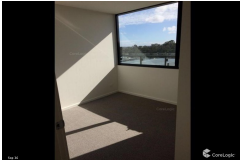


**627/20 Shamrock Street
Abbotsford VIC 3067**

2 2 1

Sold Price ^{RS} **\$610,000** Sold Date **10-Aug-20**

Distance -

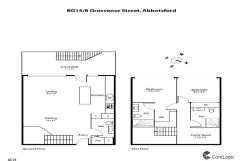


**919/20 Shamrock Street
Abbotsford VIC 3067**

2 2 1

Sold Price **\$590,000** Sold Date **10-May-20**

Distance -



**15/8 Grosvenor Street Abbotsford
VIC 3067**

2 2 1

Sold Price **\$660,000** Sold Date **12-Jun-20**

Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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