

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

322/20 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

\$310,000

&

\$325,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 May 2020

to

30 Apr 2021

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

116/11 Shamrock Street Abbotsford VIC 3067	\$389,000	24-Feb-21
401/1 Acacia Place Abbotsford VIC 3067	\$325,000	18-Jan-21
8/20 Abbotsford Street Abbotsford VIC 3067	-	27-Mar-21

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.~~

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116/11 Shamrock Street Abbotsford VIC 3067 Sold Price ^{RS} **\$389,000** Sold Date **24-Feb-21**
 Distance **0.09km**

1 1 1



401/1 Acacia Place Abbotsford VIC 3067 Sold Price **\$325,000** Sold Date **18-Jan-21**
 Distance **0.56km**

1 1 1



8/20 Abbotsford Street Abbotsford VIC 3067 Sold Price ^{RS} - Sold Date **27-Mar-21**
 Distance **1.24km**

1 1 1

RS = Recent sale **UN** = Undisclosed Sale

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