

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

1107/20 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

Abbotsford

Period-from

01 Mar 2023

to

29 Feb 2024

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

1104/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$555,000	21-Apr-23
624/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$605,000	08-Jul-14
417/11 SHAMROCK STREET ABBOTSFORD VIC 3067	\$595,000	05-Jul-23

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: 24 March 2024



**1104/20 SHAMROCK STREET
ABBOTSFORD VIC 3067**

2 2 1

Sold Price **\$555,000** Sold Date **21-Apr-23**

Distance **0km**



**624/20 SHAMROCK STREET
ABBOTSFORD VIC 3067**

2 2 1

Sold Price **\$605,000** Sold Date **08-Jul-14**

Distance **0km**



**417/11 SHAMROCK STREET
ABBOTSFORD VIC 3067**

2 2 1

Sold Price **\$595,000** Sold Date **05-Jul-23**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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