

## 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

503/20 SHAMROCK STREET ABBOTSFORD VIC 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$526,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Aug 2022

to

31 Jul 2023

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

827/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$540,000	23-Jun-23
311A/8 GROSVENOR STREET ABBOTSFORD VIC 3067	\$488,000	15-May-23
302A/8 GROSVENOR STREET ABBOTSFORD VIC 3067	\$450,000	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: 14 August 2023

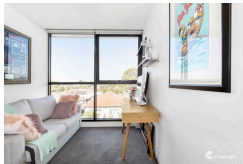


**827/20 SHAMROCK STREET  
 ABBOTSFORD VIC 3067**

 2  1  1

Sold Price **\$540,000** Sold Date **23-Jun-23**

Distance **0km**

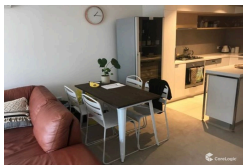


**311A/8 GROSVENOR STREET  
 ABBOTSFORD VIC 3067**

 2  1  1

Sold Price **\$488,000** Sold Date **15-May-23**

Distance **0.14km**



**302A/8 GROSVENOR STREET  
 ABBOTSFORD VIC 3067**

 2  1  1

Sold Price **\$450,000** Sold Date **05-Jul-23**

Distance **0.14km**

RS = Recent sale      UN = Undisclosed Sale

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