### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	512/11 Shamrock Street, Abbotsford Vic 3067
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$280,000	&	\$300,000
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#### Median sale price

Median price	\$531,250	Pro	perty Type	Unit		Suburb	Abbotsford
Period - From	26/02/2023	to	25/02/2024		Source	REIV	

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	213/20 Shamrock St ABBOTSFORD 3067	\$310,000	23/01/2024
2	714/11 Shamrock St ABBOTSFORD 3067	\$295,000	21/11/2023
3	729/20 Shamrock St ABBOTSFORD 3067	\$280,000	17/10/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/02/2024 12:26











Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$280,000 - \$300,000 **Median Unit Price** 26/02/2023 - 25/02/2024: \$531,250

# Comparable Properties



213/20 Shamrock St ABBOTSFORD 3067 (REI) Agent Comments





Price: \$310,000 Method: Private Sale Date: 23/01/2024

Property Type: Apartment



714/11 Shamrock St ABBOTSFORD 3067

(REI/VG)

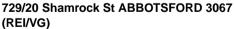






Price: \$295,000 Method: Private Sale Date: 21/11/2023

Property Type: Apartment Land Size: 55 sqm approx Agent Comments











Price: \$280,000 Method: Private Sale Date: 17/10/2023

**Property Type:** Apartment

Agent Comments

Account - The One Real Estate (AU) | P: 03 7007 5707



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