

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

605/20 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

\$699,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,267,500

Property type

House

Suburb

Abbotsford

Period-from

01 Apr 2023

to

31 Mar 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

1108/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$550,000	04-Dec-23
811/627 VICTORIA STREET ABBOTSFORD VIC 3067	\$815,000	24-Nov-23
419/627 VICTORIA STREET ABBOTSFORD VIC 3067	\$595,000	15-Nov-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: 19 April 2024

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**1108/20 SHAMROCK STREET
ABBOTSFORD VIC 3067**

2 2 1

Sold Price ^{RS} **\$550,000** ^{UN} Sold Date **04-Dec-23**

Distance **0.04km**



**811/627 VICTORIA STREET
ABBOTSFORD VIC 3067**

2 2 1

Sold Price **\$815,000** Sold Date **24-Nov-23**

Distance **0.11km**



**419/627 VICTORIA STREET
ABBOTSFORD VIC 3067**

2 2 1

Sold Price **\$595,000** Sold Date **15-Nov-23**

Distance **0.21km**

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

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