

## 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

606C/11 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

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$527,750

Property type

Unit

Suburb

Abbotsford

Period-from

01 May 2023

to

30 Apr 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

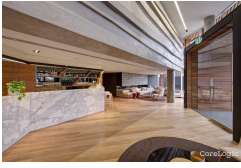
Date of sale

717/1 ACACIA PLACE ABBOTSFORD VIC 3067	\$300,000	05-Dec-23
611/11 SHAMROCK STREET ABBOTSFORD VIC 3067	\$315,000	21-Feb-24
305/6 LORD STREET RICHMOND VIC 3121	\$325,000	18-Apr-24

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: 20 May 2024



**717/1 ACACIA PLACE  
ABBOTSFORD VIC 3067**

1 1 -

Sold Price **\$300,000** Sold Date **05-Dec-23**

Distance **0.52km**



**611/11 SHAMROCK STREET  
ABBOTSFORD VIC 3067**

1 1 -

Sold Price **\$315,000** Sold Date **21-Feb-24**

Distance **0.04km**



**305/6 LORD STREET RICHMOND  
VIC 3121**

1 1 -

Sold Price <sup>RS</sup> **\$325,000** <sup>UN</sup> Sold Date **18-Apr-24**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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