

# 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 608/11 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)

Range between \$340,000 & \$360,000

### Median sale price

Median price \$500,000 Property Type Unit Suburb Abbotsford

Period - From 23/05/2023 to 22/05/2024 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	Price	Date of sale
1	502/4 Acacia PI ABBOTSFORD 3067	\$347,000	02/02/2024
2	318/4 Acacia PI ABBOTSFORD 3067	\$345,000	23/02/2024
3	113/30 Burnley St RICHMOND 3121	\$335,000	04/03/2024

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 six months.~~

This Statement of Information was prepared on: 23/05/2024 10:00



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$340,000 - \$360,000  
**Median Unit Price**  
23/05/2023 - 22/05/2024: \$500,000

## Comparable Properties



**502/4 Acacia PI ABBOTSFORD 3067 (REI/VG)** Agent Comments



**Price:** \$347,000  
**Method:** Private Sale  
**Date:** 02/02/2024  
**Property Type:** Unit



**318/4 Acacia PI ABBOTSFORD 3067 (REI/VG)** Agent Comments



**Price:** \$345,000  
**Method:** Private Sale  
**Date:** 23/02/2024  
**Property Type:** Apartment



**113/30 Burnley St RICHMOND 3121 (REI/VG)** Agent Comments



**Price:** \$335,000  
**Method:** Private Sale  
**Date:** 04/03/2024  
**Property Type:** Apartment

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