

## 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

614/20 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

\$320,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Jun 2023

to

31 May 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

312/11 SHAMROCK STREET ABBOTSFORD VIC 3067	\$341,000	08-Feb-24
102/4 ACACIA PLACE ABBOTSFORD VIC 3067	\$320,000	22-Jan-24
611/11 SHAMROCK STREET ABBOTSFORD VIC 3067	\$315,000	21-Feb-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: 17 June 2024



**312/11 SHAMROCK STREET  
ABBOTSFORD VIC 3067**

1 1 1

Sold Price **\$341,000** Sold Date **08-Feb-24**

Distance **0.08km**



**102/4 ACACIA PLACE  
ABBOTSFORD VIC 3067**

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Sold Price **\$320,000** Sold Date **22-Jan-24**

Distance **0.55km**



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

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

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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