

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

619/20 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

or range
between

\$380,000

&

\$410,000

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

601/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$410,000	19-Jun-23
918/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$385,000	07-May-24
2/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$425,000	08-Jan-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: 11 June 2024



**601/20 SHAMROCK STREET
ABBOTSFORD VIC 3067**

2 1 1

Sold Price **\$410,000** Sold Date **19-Jun-23**

Distance **0km**



**918/20 SHAMROCK STREET
ABBOTSFORD VIC 3067**

2 1 1

Sold Price ^{RS} **\$385,000** Sold Date **07-May-24**

Distance **0.04km**



**2/20 SHAMROCK STREET
ABBOTSFORD VIC 3067**

2 1 1

Sold Price **\$425,000** Sold Date **08-Jan-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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