

# 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 624/20 Shamrock Street, Abbotsford 3067 (2 bed 2 bath 1 car)

### 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 \$625,000 or range between \$ & \$

### Median sale price

Median price \$648,600 Property type *Apartment* Suburb Abbotsford  
Period - From 1 Jul 2020 to 1 Mar 2021 Source RP Data

### 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
101/120 Gipps Street, Abbotsford 3067	\$623,000	16 Oct 2020
412/8 Grosvenor Street, Abbotsford 3067	\$715,000	19 Oct 2020
702/8 Grosvenor Street, Abbotsford 3067	\$608,000	19 Sep 2020

/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: 9 March 2021

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