

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 LG01/11 Shamrock Street, Abbotsford Vic 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price \$460,000 Property Type Unit Suburb Abbotsford

Period - From 01/10/2023 to 31/12/2023 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	8/30-32 Barton St HAWTHORN 3122	\$545,000	27/10/2023
2	1/87 Studley Park Rd KEW 3101	\$540,000	24/02/2024
3	4/30 Davison St RICHMOND 3121	\$525,000	23/10/2023

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: 08/03/2024 09:27



Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
December quarter 2023: \$460,000

Comparable Properties



8/30-32 Barton St HAWTHORN 3122 (REI)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 27/10/2023
Property Type: Apartment



1/87 Studley Park Rd KEW 3101 (REI)

Agent Comments



Price: \$540,000
Method: Auction Sale
Date: 24/02/2024
Property Type: Apartment
Land Size: 1762.65 sqm approx



4/30 Davison St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$525,000
Method: Sold Before Auction
Date: 23/10/2023
Property Type: Unit

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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