

## 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

1108/20 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$526,250

Property type

Unit

Suburb

Abbotsford

Period-from

01 Sep 2022

to

31 Aug 2023

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

318/627 VICTORIA STREET ABBOTSFORD VIC 3067	\$570,000	04-Sep-23
309/11 SHAMROCK STREET ABBOTSFORD VIC 3067	\$535,000	24-Aug-23
317/11 SHAMROCK STREET ABBOTSFORD VIC 3067	\$565,000	23-Aug-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: 21 September 2023

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**318/627 VICTORIA STREET  
 ABBOTSFORD VIC 3067**

 2  2  1

Sold Price <sup>RS</sup> **\$570,000** Sold Date **04-Sep-23**

Distance **0.14km**



**309/11 SHAMROCK STREET  
 ABBOTSFORD VIC 3067**

 2  2  1

Sold Price **\$535,000** Sold Date **24-Aug-23**

Distance **0.1km**



**317/11 SHAMROCK STREET  
 ABBOTSFORD VIC 3067**

 2  2  1

Sold Price <sup>RS</sup> **\$565,000** Sold Date **23-Aug-23**

Distance **0.1km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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