

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

107/20 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

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$516,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Sep 2018

to

31 Aug 2019

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

602/486 Victoria Street Richmond VIC 3121	\$550,000	30-May-19
5/3 Harrison Crescent Hawthorn VIC 3122	\$610,000	14-Sep-19

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: 25 September 2019

602/486 Victoria Street Richmond VIC 3121 Sold Price **\$550,000** Sold Date **30-May-19**

 2  1  -

Distance **0.19km**



5/3 Harrison Crescent Hawthorn VIC 3122 Sold Price ^{RS} **\$610,000** Sold Date **14-Sep-19**

 2  1  -

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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