

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

2/20 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

\$485,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Nov 2018

to

31 Oct 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

420/20 Shamrock Street Abbotsford VIC 3067	\$450,000	02-May-18
720/20 Shamrock Street Abbotsford VIC 3067	\$520,000	20-Dec-18
821/20 Shamrock Street Abbotsford VIC 3067	\$530,000	25-Jun-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: 12 November 2019

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**420/20 Shamrock Street
Abbotsford VIC 3067**

 2  1  -

Sold Price **\$450,000** Sold Date **02-May-18**

Distance -



**720/20 Shamrock Street
Abbotsford VIC 3067**

 2  2  1

Sold Price **\$520,000** Sold Date **20-Dec-18**

Distance -



**821/20 Shamrock Street
Abbotsford VIC 3067**

 2  2  1

Sold Price **\$530,000** Sold Date **25-Jun-19**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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