

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

609/11 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Aug 2020

to

31 Jul 2021

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

322/20 Shamrock Street Abbotsford VIC 3067	\$320,000	24-May-21
117/45 York Street Richmond VIC 3121	\$310,000	23-Jun-21
10/75 Edinburgh Street Richmond VIC 3121	\$299,000	01-Jul-21

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.~~

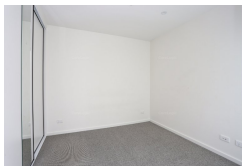
This Statement of Information was prepared on: 21 August 2021



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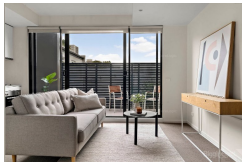


**322/20 Shamrock Street
Abbotsford VIC 3067**

1 1 -

Sold Price **\$320,000** Sold Date **24-May-21**

Distance **0.09km**



**117/45 York Street Richmond VIC
3121**

1 1 -

Sold Price **\$310,000** Sold Date **23-Jun-21**

Distance **1.32km**



**10/75 Edinburgh Street Richmond
VIC 3121**

1 1 -

Sold Price **\$299,000** Sold Date **01-Jul-21**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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