

## 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

424/20 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

\$560,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$603,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Sep 2020

to

31 Aug 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

|  |           |           |
|--|-----------|-----------|
| 602/8 Grosvenor Street Abbotsford VIC 3067 | \$618,500 | 25-May-21 |
| 505/20 Burnley Street Richmond VIC 3121    | \$575,000 | 22-Jun-21 |
| 507/6 Acacia Place Abbotsford VIC 3067     | \$600,000 | 14-Jun-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: 27 September 2021



**602/8 Grosvenor Street Abbotsford VIC 3067** Sold Price **\$618,500** Sold Date **25-May-21**  
 Distance **0.11km**

2 2 1



**505/20 Burnley Street Richmond VIC 3121** Sold Price **\$575,000** Sold Date **22-Jun-21**  
 Distance **0.32km**

2 2 1



**507/6 Acacia Place Abbotsford VIC 3067** Sold Price **\$600,000** Sold Date **14-Jun-21**  
 Distance **0.56km**

2 2 1

RS = Recent sale      UN = Undisclosed Sale

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