

# 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 317/11 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)

Single price \$625,000

### Median sale price

Median price \$609,500

Property Type Unit

Suburb Abbotsford

Period - From 01/01/2020

to 31/12/2020

Source REIV

### 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 six 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
1	103/13 Acacia Pl ABBOTSFORD 3067	\$660,000	24/02/2021
2	112/88 Trenerry Cr ABBOTSFORD 3067	\$606,000	20/03/2021
3	230/20 Shamrock St ABBOTSFORD 3067	\$599,000	22/03/2021

**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 six months.~~

This Statement of Information was prepared on:

30/03/2021 10:58



**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 7351 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$625,000  
**Median Unit Price**  
 Year ending December 2020: \$609,500

## Comparable Properties



103/13 Acacia Pl ABBOTSFORD 3067 (REI)

Agent Comments



**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 24/02/2021  
**Property Type:** Apartment



112/88 Trenerry Cr ABBOTSFORD 3067 (REI)

Agent Comments



**Price:** \$606,000  
**Method:** Auction Sale  
**Date:** 20/03/2021  
**Property Type:** Apartment



230/20 Shamrock St ABBOTSFORD 3067 (REI)

Agent Comments



**Price:** \$599,000  
**Method:** Private Sale  
**Date:** 22/03/2021  
**Property Type:** Apartment