

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

Range between \$590,000

&

\$615,000

Median sale price

Median price \$608,000

Property Type Unit

Suburb Abbotsford

Period - From 01/04/2020

to

31/03/2021

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	109/382 Burnley St RICHMOND 3121	\$605,000	10/04/2021
2	105/30 Burnley St RICHMOND 3121	\$605,000	12/03/2021
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:

12/05/2021 14:35



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$590,000 - \$615,000

Median Unit Price

Year ending March 2021: \$608,000

Comparable Properties



109/382 Burnley St RICHMOND 3121 (REI)

Agent Comments

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Price: \$605,000

Method: Auction Sale

Date: 10/04/2021

Property Type: Apartment



105/30 Burnley St RICHMOND 3121 (REI)

Agent Comments

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Price: \$605,000

Method: Private Sale

Date: 12/03/2021

Property Type: Apartment



230/20 Shamrock St ABBOTSFORD 3067 (REI) **Agent Comments**

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Price: \$599,000

Method: Private Sale

Date: 22/03/2021

Property Type: Apartment