

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

831/20 Shamrock Street, Abbotsford Vic 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000 & \$680,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Abbotsford

Period - From 01/04/2021 to 31/03/2022 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.

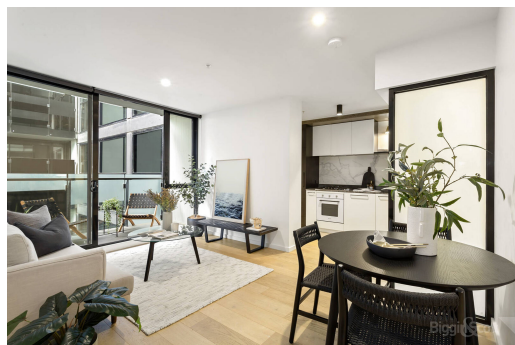
	Address of comparable property	Price	Date of sale
1	511/251 Johnston St ABBOTSFORD 3067	\$680,000	01/04/2022
2	117/71 Abinger St RICHMOND 3121	\$675,000	22/04/2022
3	804/1 Acacia Pl ABBOTSFORD 3067	\$644,000	26/04/2022

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:

04/05/2022 11:16



3 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



511/251 Johnston St ABBOTSFORD 3067 (REI) **Agent Comments**

2 2 1

Price: \$680,000

Method: Private Sale

Date: 01/04/2022

Property Type: Apartment



117/71 Abinger St RICHMOND 3121 (REI) **Agent Comments**

2 2 1

Price: \$675,000

Method: Sold Before Auction

Date: 22/04/2022

Property Type: Apartment



804/1 Acacia Pl ABBOTSFORD 3067 (REI) **Agent Comments**

2 1 1

Price: \$644,000

Method: Private Sale

Date: 26/04/2022

Rooms: 3

Property Type: Unit