

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

804/20 Shamrock Street, Abbotsford Vic 3067

Indicative selling price

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

Range between

\$540,000

&

\$580,000

Median sale price

Median price

\$656,750

Property Type

Unit

Suburb

Abbotsford

Period - From

01/10/2020

to

30/09/2021

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	522/4 Acacia PI ABBOTSFORD 3067	\$610,000	11/11/2021
2	809/615 Victoria St ABBOTSFORD 3067	\$610,000	27/11/2021
3	711/20 Shamrock St ABBOTSFORD 3067	\$520,000	23/11/2021

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:

13/12/2021 11:55



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$540,000 - \$580,000

Median Unit Price

Year ending September 2021: \$656,750

Comparable Properties



522/4 Acacia PI ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$610,000

Method: Sold Before Auction

Date: 11/11/2021

Rooms: 3

Property Type: Apartment



809/615 Victoria St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$610,000

Method: Auction Sale

Date: 27/11/2021

Property Type: Apartment



711/20 Shamrock St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 23/11/2021

Property Type: Apartment

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