

## 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

309/11 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Jun 2022

to

31 May 2023

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

524/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$525,000	27-Mar-23
3/87-89 DENMARK STREET KEW VIC 3101	\$520,000	13-Feb-23
205/1 TURNER STREET ABBOTSFORD VIC 3067	\$550,000	28-Feb-23

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: 09 June 2023



**524/20 SHAMROCK STREET  
 ABBOTSFORD VIC 3067**

 2  2  1

Sold Price **\$525,000** Sold Date **27-Mar-23**

Distance **0.1km**



**3/87-89 DENMARK STREET KEW  
 VIC 3101**

 2  2  1

Sold Price **\$520,000** Sold Date **13-Feb-23**

Distance **1.82km**



**205/1 TURNER STREET  
 ABBOTSFORD VIC 3067**

 2  2  1

Sold Price **\$550,000** Sold Date **28-Feb-23**

Distance **1.67km**

RS = Recent sale      UN = Undisclosed Sale

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