

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

1111/20 Shamrock Street, Abbotsford Vic 3067

Indicative selling price

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

Single price \$809,000

Median sale price

Median price \$603,500

Property Type Unit

Suburb Abbotsford

Period - From 28/06/2020

to 27/06/2021

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	807/14 David St RICHMOND 3121	\$705,000	16/02/2021
2	23/86 Burnley St RICHMOND 3121	\$770,000	13/02/2021
3	1108D/21 Robert St COLLINGWOOD 3066	\$850,000	14/01/2021

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:

28/06/2021 16:49

1111/20 Shamrock Street, Abbotsford Vic 3067

Domenic Zanellini

03 9347 1170

0404 878 879

domenic.zanellini@belleproperty.com

Indicative Selling Price

\$809,000

Median Unit Price

28/06/2020 - 27/06/2021: \$603,500



 3  2  2

Property Type: Apartment

Agent Comments

Comparable Properties

807/14 David St RICHMOND 3121 (VG)

Agent Comments

 3  -  -

Price: \$705,000

Method: Sale

Date: 16/02/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



23/86 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

 3  2  4

Price: \$770,000

Method: Private Sale

Date: 13/02/2021

Property Type: Apartment

1108D/21 Robert St COLLINGWOOD 3066 (VG) Agent Comments

 3  -  -

Price: \$850,000

Method: Sale

Date: 14/01/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.