

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 821/20 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 \$610,000 House Unit X Suburb Abbotsford

Period - From 01/01/2019 to 31/03/2019 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	5/88 Richmond Tce RICHMOND 3121	\$580,000	13/04/2019
2	406/10 Burnley St RICHMOND 3121	\$577,000	05/04/2019
3	508/120 Palmer St RICHMOND 3121	\$560,000	25/04/2019

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.



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$540,000 - \$580,000
Median Unit Price
 March quarter 2019: \$610,000

Comparable Properties



5/88 Richmond Tce RICHMOND 3121 (REI) [Agent Comments](#)



Price: \$580,000
Method: Auction Sale
Date: 13/04/2019
Rooms: -
Property Type: Apartment



406/10 Burnley St RICHMOND 3121 (REI) [Agent Comments](#)



Price: \$577,000
Method: Private Sale
Date: 05/04/2019
Rooms: 3
Property Type: Apartment



508/120 Palmer St RICHMOND 3121 (REI) [Agent Comments](#)



Price: \$560,000
Method: Private Sale
Date: 25/04/2019
Rooms: -
Property Type: Apartment